



SOUTH CAROLINA MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE, TAX, AND ATTORNEY'S FEES CLAUSES

THE STATE OF GEORGIA
COUNTY OF LOWNDES

MODERN HOMES CONSTRUCTION COMPANY
TO
FINANCE
MODERN HOMES CONSTRUCTION COMPANY

Whereas The said MODERN HOMES CONSTRUCTION COMPANY, a Florida Corporation with its principal office located at Valdosta, Georgia, hereinafter referred to as Mortgagor, in and by its certain promissory note bearing date the 28th day of February A.D. 1963 stands firmly held and bound unto the said MODERN HOMES CONSTRUCTION COMPANY of Montgomery, Alabama, hereinafter referred to as mortgagee, or order, in the sum of Four Thousand Three Hundred Seventeen and 50/100 Dollars (\$4,317.60), payable in 120 successive monthly installments, each of \$ 35.98, the first payment commencing on the 15th day of March 1963, and on the first day of each month thereafter until paid, as in and by the said note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor for and in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these Presents DOES GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, certain real estate in Greenville County, South Carolina, described as follows:

All that certain piece, parcel or lot of land, with improvements thereon, in the State of South Carolina, County of Greenville, in Cleveland Township, situate on the southern side of Shoals Drive being shown and designated as Lot 33 on plat of Silver Shoals made by Terry T. Dill, recorded in Plat Book No. Page 35, and having according to said plat the following metes and bounds, to-wit: beginning at an iron pin on the southern side of Shoals Drive at joint front corner of Lots 32 and 33 and running thence with the line of Lot 32 S 25-50 E 180 feet to pin; thence S 64-27 W 80 feet to pin; thence N 25-50 E 180 feet to pin on Shoals Drive; thence with the southern side of Shoals Drive N 64-27 E 80 feet to the point of beginning.

This is the same property as conveyed to Modern Homes Construction Company by deed of Jack N. Grice dated January 19, 1962 and recorded in Book 694, Page 87, public records of Greenville County, South Carolina.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular, the said Premises unto the said Mortgagee, its successors and assigns forever.

AND The Mortgagor does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, from and against its successors and assigns lawfully claiming, or to claim the same, or any part thereof.

AND it is agreed by and between the said parties that in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

AND IT IS FURTHER AGREED, by and between the said parties, that the said Mortgagor, its successors and assigns, shall and will insure the house and buildings on said lot, and keep the same insured from loss or damage by fire, and assign the Policy of Insurance to the said Mortgagee and in case that it shall, at any time, neglect or fail so to do, then the said Mortgagee may cause the same to be insured in its name, and reimburse itself for the premium and expenses of such insurance, together with interest on the amount so paid, at the rate of Six (6%) per cent, per annum, from the date of such payment, under this mortgage.

*Satisfied and paid in full
this 11 day of June 1964.
Modern Homes Finance Co.
W. M. DeLoach, vice President*

*Jayrell Schomburg
Bond to Fidelity*

*3rd Sept. 64
Ollie Farnsworth
435 P. 7088*