

The State of South Carolina

COUNTY OF GREENVILLE

Ethel C. Holcombe TO MODERN HOMES CONSTRUCTION COMPANY P. O. Box 1331, Valdosta, Georgia

933 543

Send Greeting

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS XXX the said Ethel C. Holcombe In and by my (XXX) certain promissory note bearing date the 22nd day of August A.D. 19 63 an/XXX indebted to the said Modern Homes Construction Company for order, in the sum of Nine Thousand Nine Hundred and thirty-three & 12/100 (\$9,933.12) Dollars, payable in successive monthly installments, each of \$ 68.98 with the first payment commencing on the 15th day of December 19 63, and payable on the same 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 I, XXX, the said Ethel C. Holcombe for and in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof to the said Modern Homes Construction Company, according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS to me in/on hand well and truly paid by the said Modern Homes Construction Company at and before the sealing and delivery of the Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto Modern Homes Construction Company, its successors and assigns, certain real estate in Greenville County, South Carolina, as follows:

ALL that certain piece, parcel or lot of land, with improvements thereon, in Grove Township, Greenville County, State of South Carolina, and being described as follows:

BEGINNING at a point Northeast corner of tract in center of paved road; thence N. 80-25 E. 375.5 feet to joint corner with Lot No. 14; thence along line of Lot No. 14, S. 200 W. 221.5 feet to center of proposed new road; thence S. 86 W. 362.5 feet to center of paved road; thence N. 200 E. 186 feet to point of origin, containing one and one-half (1 1/2) acres, more or less, according to plat made by John C. Smith October, 1949, said plat recorded in the R.M.C. Office for Greenville County in plat book V at page 192.

ABOVE property conveyed to Ethel C. Holcombe by deed of James E. Holcombe dated the 17th day of December, 1962, and recorded in the R.M.C. office for Greenville County in Deed Book 712 at page 519.

MORTGAGOR hereby warrants that this is the first and only encumbrance on this property and avers that Modern Homes Construction Company built a shell type house on the land conveyed herein and that mortgagor has right to convey said property in fee simple.

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 Modern Homes Construction Company, its successors and assigns forever

AND I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Modern Homes Construction Company, its successors, and assigns, from and against me and my Heirs, Executors, Administrators 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 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 Ethel C. Holcombe, her

Heirs, Executors or Administrators, shall well insure the house and buildings on said lot and keep it insured from fire and lightning by title with extended coverage in the amount of \$5,550.00 and assign the Policy of Insurance to the said Modern Homes Construction Company, and in case that I or my heirs shall at any time neglect or fail to do so, then the said Modern Homes Construction Company may cause the same to be insured in its name, and it is hereby agreed that the premium and expenses of such insurance, together with interest on the amount so paid at the rate of Six per centum (6%) per annum, from the date of such payment under this Mortgage.

AND IT IS FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be paid the said Mortgagor, her Heirs, Executors, Administrators or Assigns shall and will pay all taxes on the property hereby mortgaged, when the same become due and in case said Mortgagor shall fail to do so, the said Mortgagee, its successors or assigns may pay and tax, together with interest and penalties incurred thereon, on any part thereof, and reimburse the said Mortgagor, together with interest on the amount so paid at the rate of Six (6%) per annum, from the date of such payment under the Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, that if the said mortgagor and assigns or their heirs, executors, administrators

Ethel C. Holcombe shall well and truly pay the same to be paid to the said Modern Homes Construction Company, the said Modern Homes Construction Company shall and will accept of the same and meaning thereof shall be as if the same had been so paid to the said Mortgagor.

Satisfied and Paid In Full this 16th day of October 1963. Modern Homes Construction Co. M. M. DeLoach Vice Pres. Lillian Crane Fagnell Schromberg Notary Public, Georgia State at Large

SATISFIED AND CANCELLED OF RECORD 21 DAY OF Oct. 1963 Alice Jarnsborth R.M.C. FOR GREENVILLE COUNTY AT 1:21 O'CLOCK P.M. 11742