

*William H. Bridgman*

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

THE STATE OF GEORGIA } MODERN HOMES CONSTRUCTION COMPANY  
COUNTY OF LOWNDES }  
TO ALL WHOM THESE PRESENTS MAY CONCERN: } MODERN HOMES FINANCE 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 26th day of April, 1963, A.D., stands firmly held and bound unto the said MODERN HOME FINANCE COMPANY of Montgomery, Alabama, hereinafter referred to as mortgagee, of order, in the sum of Five Thousand Five Hundred Seventeen and 60/100 Dollars (\$5,517.60), payable in 120 successive monthly installments, each of \$45.98, the first payment commencing on the first day of June, 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 piece, parcel or lot of land, with improvements thereon, lying and being in Bates Township, Greenville County, State of South Carolina, and having the following metes and bounds, to-wit:

Beginning at or near curve in Road, at iron pin, common corner of Ralph E. Wells and Hudson Property, NE 26 E 200 feet; Jones line; N 58-35 E, still along said road, 200 feet to branch; thence along said branch SW 44.5 feet; thence N 60-10 W, 260 feet to beginning corner, and containing three-fourths of an acre, more or less.

This is the same property as conveyed to Modern Homes Construction Company by Deed of Julius W. Hudson, dated March 25, 1963 and recorded in Book 720, Page 207, Public Records of Greenville County, South Carolina.

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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.

This Mortgage Assigned to The First Natl. Bank of Atlanta, as Tr.  
on 29 day of April, 1964. Assignment recorded  
in Vol. 959 of R. E. Mortgage, Page 343.

*Satisfied and paid in full this 25 day  
of November 1968.  
The First National Bank of Atlanta  
By: J. L. Hill Senior Corporate Trust Officer  
By: Frank L. Rozelle Jr. Asst. Corporate  
Trust Officer*

*Witness Juanita Hillis  
Notary Public Lynn C. Miller*

SATISFIED AND CANCELLED OF RECORD  
19 DAY OF Dec., 1968  
*Albie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 9:30 O'CLOCK A. M. NO. 14858

