

The State of South Carolina,

COUNTY OF GreenvilleRichard McClure
TO
MODERN HOMES CONSTRUCTION COMPANY
P. O. Box 1331, Valdosta, Georgia

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I, ~~the~~ the said Richard McClure,
in and by my ~~the~~ certain promissory note bearing date the 30th day of October A.D., 1963,
am/are indebted to the said Modern Homes Construction Company, or order, in the sum of
Six Thousand Four Hundred Seventy-seven and 12/100----- Dollars, payable in
144 successive monthly installments, each of \$ 48.98 with the first payment commencing on the 1st day
of February, 1964, 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, ~~the~~ the said Richard McClure
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/us in 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 of those two certain tracts of land situate in Bates Township, Green-
ville County, State of South Carolina, and being described as follows:
Tract #1: Beginning at the bridge over Shealy Creek on Bridwell Road, and
running thence along the road, S 30-05 E, 118.3 feet to a point in road;
thence over an iron pin on the edge of the road, S 56 W, 60 feet to an iron
pin on other property now or formerly owned by Lucille M. Bryant and at the
corner of property of W. O. Groce; thence N 42-20 W, 187 feet to a point in
center of Shealy Creek; thence along the creek as the line, S 28-30 E, 110
feet to the point of beginning containing 4 acre.
Tract #2: Beginning at a white oak on the western side of the branch; and
running thence with the branch as the line N 21-30 E, 3.07 chains to bend;
thence continuing with branch, N 64-45 W, 4 chains to point in center of
branch in line of property now or formerly owned by L. E. Galliard; thence
S 41-45 E, 2.80 chains to iron pin on bank of gully; thence with gully, S
13 E, .46 chains to iron pin on bank of gully; thence S 73-30 W, 6.97
chains to the beginning corner, containing 1 1/2 acres, according to survey
made by J. E. Freeman in 1940, two parcels contiguous and lying together
in a body.

This is the same property as conveyed to Richard McClure by Deed from
Lucille M. Bryant dated November 24, 1959 and recorded in Book 639, Page
327, public records of Greenville County, S. Carolina.

This being the same parcel of land on which Modern Homes Construction
Company erected a shell-type frame house for the Mortgagor herein. The
Mortgagor herein warrants that this is the first and only encumbrance
on this property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises be-
longing, 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 the said 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

Richard McClure and his Heirs, Executors or Administrators, shall and will insure the
house and buildings on said lot, and keep the same insured from loss or damage by fire, with extended coverage in the
amount of \$3,500.00 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 so to do, then the said Modern Homes Construc-
tion Company 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 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 & his Heirs, Executors, Administrators or Assigns, shall and will pay all taxes on the
property hereby mortgaged, when due and payable, and in case said mortgagor(s) shall fail to do so, the said Mortgagee,
its successors or assigns may pay said taxes, together with any costs or penalties incurred thereon, or any part thereof, and
reimburse itself for the same, 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.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that
if I, ~~the~~ the said Richard McClure do and
shall well and truly pay, or cause to be paid, unto the said Modern Homes Construction Company the said debt or sum of
money aforesaid, according to the true intent and meaning of said note and all sums of money provided to be paid by the