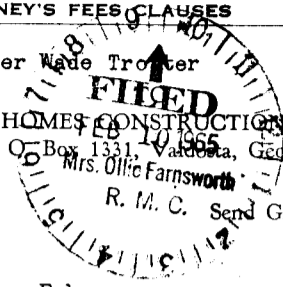


MORTGAGE OF REAL ESTATE TO SECURE NOTE--WITH INSURANCE, TAX AND ATTORNEY'S FEES CLAUSES

The State of South Carolina, }  
COUNTY OF Greenville

Walter Wade Trotter  
MODERN HOMES CONSTRUCTION COMPANY  
P. O. Box 1331, Atlanta, Georgia  
Mrs. Ollie Farnsworth  
R. M. C. Send Greeting:



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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I/~~W~~ the said Walter Wade Trotter  
in and by my ~~W~~ certain promissory note bearing date the 4th day of February A.D., 1965  
am/are indebted to the said Modern Homes Construction Company, or order, in the sum of  
Eight Thousand Two Hundred Sixty-seven and 04/100----(\$8,267.04) Dollars, payable in  
144 successive monthly installments, each of \$ 57.41 , with the first payment commencing on the 15th day  
of April , 19 65 , 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/~~W~~ the said Walter Wade Trotter  
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 that piece, parcel or lot of land, with improvements thereon, situate, lying and  
being in Chick Springs Township, Greenville County, State of South Carolina, being on  
the Southeastern side of Rutherford Road and being shown as an unnumbered lot on Flat of  
property of W. W. Trotter recorded in the R. M. C. Office for Greenville County, in  
Plat Book WW, Page 217, and having the following metes and bounds, to-wit:  
BEGINNING at an old nail in the center of Rutherford Road at the corner of other property  
of A. E. Holton, said nail being 3,210 feet from the center of Highway 415 wherein Ruther-  
ford intersects with Highway 415, and running thence S 82-30 E 90.7 feet to an iron pin;  
thence S 33-27 E 144 feet to an iron pin; thence a new line S 48-43 W 54 feet to an iron  
pin; thence N 42-49 W 207 feet to an iron pin in the center of Rutherford Road; thence  
along the center of said Rutherford Road as the line, N 32-22 E 20 feet to the beginning  
corner, and containing one-fourth (1/4) acre, more or less.

This is the same property conveyed to Walter Wade Trotter by Deed from Wallace Wade  
Trotter dated February 15, 1962, recorded in Book 698, Page 427, Office of the Clerk  
of Court, Greenville County, South 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 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

Walter Wade Trotter, 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 \$ 4,800.00 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/~~W~~ the said Walter Wade Trotter 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

This Mortgage Assigned to First Natl. Bank of Atlanta, N.C.  
on 2 day of March 19 65. Assignment recorded  
In Vol. 989 of F. E. Mortgages on Page 874

STIPEND AND CANCELLED BY RECORD  
26 DAY OF Sept 1966  
Ollie Farnsworth  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT FIVE O'CLOCK P. M. NO. 8346

Lien Released By Sale Under  
Foreclosure 21 day of Sept....  
A.D., 1966. See Judgment Roll  
No. 75-65.

attest  
Nellie M. Smith  
Deputy

E. Inman  
MASTER