

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

The State of South Carolina,

COUNTY OF Greenville

Robert Lee Talley and wife, Hazel M. Talley TO MODERN HOMES CONSTRUCTION COMPANY P. O. Box 1331, Valdosta, Georgia

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS We, the said Robert Lee Talley and wife, Hazel M. Talley in and by (our) certain promissory note bearing date the 20th day of June A.D., 19 64 am/are indebted to the said Modern Homes Construction Company, or order, in the sum of

AND we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said Premises unto the said Modern Homes Construction Company, its successors, assigns, from and against us and our 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 Robert Lee Talley & Hazel M. Talley, their Heirs, Executors or Administrators, shall and will insure the house and buildings on said lot, and keep the same insured for loss or damage by fire, with extended coverage in the amount of \$ 3,900.00 and assign the Policy of Insurance to the said Modern Homes Construction Company, and in case that we or our Heirs shall, at any time, neglect or refuse to do so, the said Modern Homes Construction Company may cause the same to be insured in its name and pay the premium therefor, 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 s & their 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 We the said Robert Lee Talley and wife Hazel M. Talley 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

FILED GREENVILLE CORBUIN S. TANKERSLEY R.M.C. 12:20 PM

SATISFIED AND PAID IN FULL THIS DAY OF JULY 19 64

SEP 9 1974

RECORDING FEE

WORLD ACCEPTANCE CORPORATION

Witness: [Signature]

Notary

Commission expires Aug. 23, 1969

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