

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

The State of South Carolina, }
COUNTY OF Greenville

Nancy Vilma Jones
TO
MODERN HOMES CONSTRUCTION COMPANY
P. O. Box 1331, Valdosta, Georgia

Send Greeting:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS I/~~we~~ the said Nancy Vilma Jones
in and by my ~~self~~ certain promissory note bearing date the 22nd day of October A.D., 19 64
am/~~are~~ indebted to the said Modern Homes Construction Company, or order, in the sum of
Five Thousand Four Hundred Twelve and 96/100----(\$5,412.96) Dollars, payable in
144

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

Donnie E. Lankford
AUG 3 1976

RECORDING FEE
PAID \$ 1.50

This 8 day of August 1976
Witness: *William B. ...*
MODERN HOMES CONSTRUCTION COMPANY
President

33:1

REC'D
JUL 31 1976
GREENVILLE CO. S. C.

TOGETHER with all and singular the Rights, Members, Heirs, Executors and Assigns to the said Premises
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,
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
Nancy Vilma Jones, her 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 \$ 3,140.00 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 & her 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/~~we~~ the said Nancy Vilma Jones 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

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