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AUG 30 1965  
S. O. FARMWORTH  
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MORTGAGE OF REAL ESTATE TO SECURE NOTE WITH INSURANCE, TAX AND ATTORNEY'S FEES CLAUSES BOOK 53 PAGE 271

The State of South Carolina,  
COUNTY OF Greenville

William Robert Pitts, Jr. and wife, Bertha A. Pitts  
TO  
MODERN HOMES CONSTRUCTION COMPANY  
P. O. Box 1331, Valdosta, Georgia

*Cancelled*  
*Dannie S. Linsley*  
*10/10/65*

Send Greeting:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS We, the said William Robert Pitts, Jr. and wife, Bertha A. Pitts in and by ~~us~~ (our) certain promissory note bearing date the 24th day of July A.D. 19 65 am/are indebted to the said Modern Homes Construction Company, or order, in the sum of Seven Thousand Five Hundred Forty-five and 00/100----(\$7,545.60) Dollars, payable in 144 successive monthly installments, each of \$ 52.40 with the first payment commencing on the 1st day of November 19 65 and payable on the same day of each month thereafter until paid, as in and by the said note and to an iron pin through a hole in the wall to a point in the center of Scott Drive, the point of beginning. This is the same property conveyed to William R. Pitts, Jr. and Bertha A. Pitts, by Deed from Julia S. Harrison dated July 9, 1965, recorded in Book 773, Page 343, Office of the Clerk of Court, Greenville County, South Carolina.

ALSO:  
All that certain piece, parcel and lot of land in Gantt Township, Greenville County, State of South Carolina, adjoining the lot of land previously conveyed by Julia S. Harrison to William R. Pitts, Jr. and Bertha A. Pitts by deed recorded in the EMC Office for Greenville County in Deed Book 773, Page 86, and having the following notes and bounds, to-wit: COMMENCING at a point in the center of Scott Drive 310 feet distant from the Staunton Bridge Road and running thence along the line of the property heretofore conveyed to William R. Pitts, Jr. and Bertha A. Pitts, S. 18-45 W. 228.5 feet to an iron pin; thence N. 65-20 W. 20 feet to a point; thence N. 18-45 E. 228 feet more or less to a point in the center of Scott Drive; thence along the center line of Scott Drive 20 feet to the point of Beginning.

TOGETHER with all and singular appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the above described premises, together with all and singular the appurtenances thereto in anywise incident or appertaining, unto the said Modern Homes Construction Company, its successors and assigns forever. *NOV 23 1977*

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, and assigns, from and against us and our heirs, executors, and Administrators, and any part thereof.

AND it is agreed by and between the said parties that the whole amount of the debt secured by this mortgage shall become the responsibility of the said Modern Homes Construction Company, its successors, and assigns, and the said William R. Pitts, Jr. and wife, Bertha A. Pitts, their heirs, executors, and Administrators, shall and will insure the house and buildings on said lot, and keep the same insured for the amount of \$ 4,400.00 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 to do so, then the said Modern Homes Construction 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 Mortgagee or its heirs, executors, Administrators or Assigns, shall and will pay all taxes on the property hereby mortgaged, when due and payable, and in case said mortgagee(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 each payment, under this Mortgage.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents, that we the said William R. Pitts, Jr. and wife, Bertha A. Pitts 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

*will pick up set*  
*Dannie S. Linsley*  
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