

RECORDED
FEB 20 1963

BOOK 914 PAGE 275

MORTGAGE OF REAL ESTATE TO SECURE NOTE-WITH INSURANCE TAX
AND ATTORNEY'S FEES CLAUSES BOOK 33 PAGE 208

The State of South Carolina,
COUNTY OF GREENVILLE

Joe Dawkins and wife, Rosa Lee Dawkins
TO
MODERN HOMES CONSTRUCTION COMPANY

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Send Greeting:

WHEREAS I/We the said Joe Dawkins and wife, Rosa Lee Dawkins
in and by ~~My~~ (our) certain promissory note bearing date the 1st day of February A.D. 19 63, stand
firmly held and bound unto the said Modern Homes Construction Company, or order, in the sum of (\$8061.12)
Eight Thousand, Sixty-one & 12/100 - - - - - Dollars, payable in 144 successive

The above described property is part of the same conveyed to Virginia B. Mann by A. E.
Holton and J. Claude Hale by deed dated April 15, 1952 and recorded in the M. C. Office for
Greenville County in Deed Book 698 Page 383

Above land conveyed to Joe Dawkins and wife, Rosa Lee Dawkins by deed of Virginia B.
Mann dated the 29th day of September, 1952 and recorded in the M. C. Office for
Greenville County in Deed Book 717 Page 383

TOGETHER with all and singular the Rights, Members, Hereinrights and Appurtenances to the said Premises belonging, 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 succes-
sors, Heirs and Assigns forever.

AND I/We hereby bind ourselves and, our Heirs, Executors and
Administrators, by warrant and forever defend all and singular the said Premises unto the said Modern Homes Construction
Company, its successors, Heirs and 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 of interest or principal 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 Joe Dawkins and wife, Rosa Lee
Dawkins, their 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, and assign the Policy of Insurance to the said Modern Homes Construction Com-
pany and agree that if they or their Heirs shall, at any time, neglect or fail so to do, then the said Modern
Homes Construction Company may cause the same to be insured in their name, and reimburse themselves for the premium and
expenses of such insurance, 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.

AND it is FURTHER AGREED AND COVENANTED, by and between the said parties, that until the debt hereby secured be
paid, the said Mortgagor 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 Execut-
ors, Administrators or Assigns, may pay said taxes, together with any costs or penalties incurred thereon, or any part there-
of, 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, Joe Dawkins and wife, Rosa Lee Dawkins 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, with the interest thereon, if any shall
be due, according to the true intent and meaning of the said note and all sums of money provided to be paid by the Mortgagor
*this is the first and only encumbrance on this property and avers that Modern Homes
Construction Company built a shell tyce house on the land conveyed herein and that
mortgagors have right to convey said property in fee simple.

RECORDING FEE
PAID \$ 20.75

SEP 22 1975
SEP 22 1975
7665

9204

4328 RV.2