

THE STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE

W. S. Barr

SEND GREETING:

WHEREAS,

This Mortgage Satisfied in Full  
This day of June 1921

note in writing, of  
well and truly indebted to.

J. E. Crosswell  
Fifteen Hundred (1500.00)

Dollars, to be paid on or before February 15th 1921

with interest thereon from December 13, 1919 at the rate of 7 per cent. per annum, to be computed and paid Annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That W. S. Barr, the said

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

H. M. and J. E. Crosswell

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

W. S. Barr in hand, well and truly paid by the said H. M. and J. E. Crosswell

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said H. M. and J. E. Crosswell

Attest  
James R. Bates

All that certain piece parcel or lot of land, situate, lying and being just outside the corporate limits of the city of Greenville, on the east side of the Augusta Road known and designated as lot no 5 according to a survey of R. E. Dalton Engineer, dated May 1919 for Parrish and Gower and having the following metes and bounds to-wit:

Beginning at an iron pipe on Augusta Road 495.3 feet from the intersection of Augusta Street and Prentiss Avenue joint corner of lots nos. 4 and 5 and running thence with line of lot no. 4 N. 42.07 E. 170.7 feet to an iron pin on a fifteen foot alley, thence with said alley S. 59-08 E. 25 feet to an iron pipe, thence still with said alley S. 59-20 E. 35.9 feet to an iron pipe, joint near corner of lots nos. 5 and 6; thence with line of lot no. 6 S. 42-07 W. 180.2 feet to an iron pipe on Augusta Road; thence with Augusta Road N. 47-53 W. 60 feet to an iron pipe the beginning corner.

Being the same lot of land conveyed to me this by the said H. M. and J. E. Crosswell

This mortgage being given to secure a portion of the purchase price of the within described lot of land. Subject, however to the following restrictions, which are part of the consideration for this deed, and are made for the benefit and protection of the other lots shown on said plat above referred to, which restrictions shall remain effective for a period of twenty years from the date of this mortgage, to-wit:

- (1) The property herein conveyed nor any part thereof shall not be sold, rented or otherwise disposed of to negroes.
- (2) The said property shall not be used for any unlawful business nor for anything which would constitute a nuisance.
- (3) The property herein conveyed shall not be re-cut nor sub-divided so as to face any other direction than as shown on said plat.
- (4) no building shall be erected upon said property within thirty-five feet of the present line of Augusta Street.
- (5) no building costing less than Four thousand (\$4000.00) Dollars shall be erected upon said lot, other than outbuildings appurtenant to a dwelling.