

THE STATE OF SOUTH CAROLINA, }

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. Lottie B. Hughes, of Greenville County

SEND GREETING:

WHEREAS, *I*, the said *Lottie B. Hughes*
in and by *my* certain *Promissory* note in writing, of
even date with these presents, *am* well and truly indebted to

S. M. Jones
in the full and just sum of *Three hundred (\$300.00)*
Dollars, to be paid *one (1) year from date*

with interest thereon, from *date* at the rate of *8* per cent. per annum to be
computed and paid *annually*

until paid in full; all interest not paid when due to be 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, said note further providing for an attorney's fee of *Ten Per cent*

besides all costs and expenses of collection, to be
added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part
thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being
thereunto had, as will more fully appear.

NOW, KNOW ALL MEN That *I* the said *Lottie B. Hughes*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *S. M. Jones*

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

Lottie B. Hughes
in hand well and truly paid by the said *S. M. Jones*

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, bar-
gain, sell and release unto the said *S. M. Jones, his heirs and assigns, All that certain piece, parcel and*

lot of land in the County of Greenville, State of South Carolina, on Paris Mountain Road, and being known and designated as Lot number eleven (No. 11) of Paris-Piney Park, according to a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book H, at pages 19 and 20, and according to said plat having the following metes and bounds, to-wit: Beginning at a point on East side of Paris Mountain Road at corner of Apopka Avenue, and running thence along said Paris Mountain Road S. 65-40 W. 50 feet to corner of Lot No. 10; thence S. 24-20 E. 150 feet; thence N. 65-40 E. 50 feet to Apopka Avenue; thence N. 24-20 W. 150 feet to the beginning corner; being the same lot of land conveyed to me by The Etowah Realty Company, a corporation, by its deed dated August 26, 1926 and recorded in R.M.C. Office for Greenville County in Vol. 116, at page 165.

This is a first mortgage upon the premises hereinabove described and there are no other liens mortgages or other encumbrances prior to this mortgage. Grantee agrees that the following restrictions shall act as covenants running with the land, and that in the event of violation of any of them, the property herein conveyed shall revert to the immediate grantor:

- (1) No lot in this subdivision shall be sold, leased or rented in any manner, directly or indirectly, by any title either legal or equitable, to any person not of the Caucasian Race, nor to any Corporation of which any stockholder shall be other than of the Caucasian Race.
- (2) The owners of all lots in this subdivision shall provide for the disposal of sewage from his lot or lots by means of septic tanks of any approved typr (where city sewerage is not accessible) and no outside toilets shall be built.
- (3) An easement is and shall be reserved to use a strip of land for the purpose of installing and maintaining telephone and electric lines, water and gas pipes.
- (4) No nuisance shall be permitted to be maintained on any lot in this subdivision.