

THE STATE OF SOUTH CAROLINA, }

GREENVILLE COUNTY.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

That I, *Viola M. Baker*

SEND GREETING:

WHEREAS, I, *Viola M. Baker*, the said *Viola M. Baker*

in and by *me* certain promissory note in writing, of even date with these presents, *am* well and truly indebted to AMERICAN BUILDING AND LOAN ASSOCIATION, a corporation incorporated under the laws of the State of South Carolina, in the full

and just sum of *(1200.00)* Dollars,

to be paid on or before the date when the *First* Series of the *Installment*

Stock of the said AMERICAN BUILDING AND LOAN ASSOCIATION shall reach maturity, with interest thereon from date at the rate of eight per cent. per annum payable weekly on or before Saturday night of each and every week until paid in full; and if I

fail to pay said interest or to comply in all respects with the By-Laws of said Association, for the space of thirty days, then said debt shall become immediately due and payable, together with all interest, fines and expenses, and all amounts advanced by the said Association on the within described property, by way of taxes or insurance, the sum to be added to the amount due on said note and to be collectible as part thereof, together with an attorney's fee of ten per cent 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 legal proceedings of any kind (all of which is secured under this mortgage), as provided in and by the said note, reference being

thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, *Viola M. Baker*, the said *Viola M. Baker*

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

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

the said *Viola M. Baker*

in hand well and truly paid by the said AMERICAN BUILDING AND LOAN ASSOCIATION 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 AMERI-

CAN BUILDING AND LOAN ASSOCIATION. All of that piece, parcel, tract or lot of land situate,

lying and being in the City of Greenville, State and County aforesaid, being Lot No.

G-3 of the Overbrook subdivision, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwest side of the Spartanburg Road (said pin being the east corner lot No. G-2) and running N. 58.25 W. 250.3 feet to an iron pin; thence N. 58.37 E. 102.6 feet to an iron pin; thence S. 48.56 E. 218.4 feet to an iron pin on the Spartanburg Road; thence S. 41.04 W. 78.5 feet to an iron pin, the point of beginning, according to the plat of the Overbrook Land Company by H. Olin Jones, dated September 17, 1913 and of record in the office of Register Mesne Conveyance for Greenville County, in plat book E, page 261, whereon said lot is erroneously numbered 53, on the North side of the Spartanburg Road.

This deed however is made subject to the following restrictions:

That the property herein conveyed shall not be conveyed to any person or persons of African descent. That the main residence building erected thereon shall cost not less than \$2,500.00, and be not closer than thirty feet from the property line on the Spartanburg Road.

This being one of the twenty-four (24) conveyed to R.J. Rowley by Overbrook Land Company by deed dated March 4, 1915 and recorded in Book 25, page 93.