

THE STATE OF SOUTH CAROLINA,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COUNTY OF GREENVILLE.

He, St. D. Parrish,
J. C. Gower and C. B. Martin, SEND GREETING:

WHEREAS, *He*, the said *St. D. Parrish, J. C. Gower and C. B. Martin*

in and by *our* certain *promissory* note in writing, of even date with these presents, *are* well and truly indebted to

F. St. Symmes in the full and just sum of *Five Thousand (\$5000.00)*

Dollars, to be paid *One year after date*

with interest thereon from *Date* computed and paid *semi-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 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, *we* the said *St. D. Parrish, J. C. Gower and C. B. Martin* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

F. St. Symmes according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *us*, the said *St. D. Parrish, J. C. Gower and C. B. Martin* in hand well and truly paid by the said *F. St. Symmes*

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 *F. St. Symmes*

All that certain lot or parcel of land situate lying and being on the south side of Cleveland Street in the City of Greenville, S.C., and being known and designated as Lot no 7 on a plat of the property of Parrish, Gower & Martin, which plat is recorded in the R. M. C. office for Greenville County in Plat Book "G" at page 197, and reference to said plat is hereby craved for a more complete description.

Subject, however, to the following restrictions which are expressly for the benefit of all persons who own lots in said subdivision:

- (1) Said property shall be used exclusively for residential purposes.
- (2) No building of any kind shall be erected nearer to Cleveland Street than 35 feet.
- (3) The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
- (4) No dwelling shall be erected on said property costing less than Forty-five Hundred (\$4500.00) Dollars. (This shall not apply to out buildings appurtenant to a dwelling)