

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. L. Clayton, of the County and State aforesaid, SEND GREETINGS:

WHEREAS I the said T. L. Clayton

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Fifteen Hundred and no/100 (\$ 1500.00 ) Dollars,

with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Fifteen and no/100

(\$ 15.00 ) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection, to be added to the amount due on said note, and 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.

NOW, KNOW ALL MEN, That I T. L. Clayton

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me the said T. L. Clayton

in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold, aliened, released, and by these presents do grant, bargain, sell and release unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C. the following described property to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

on the East side of Beatrice Street and known and designated as Lot #27 of Map 1 of Camilla Park as shown on a plat recorded in Plat Book "G" at page 225 and having the following metes and bounds, to-wit:

Beginning at an iron pin on Beatrice Street joint corner of lots #26 and #27 and running thence with the joint line of said lots N. 67-48 E. 199.4 feet to a twenty-foot alley; thence with said alley, N. 21-27 W. 68 feet to an iron pin corner of lot #28; thence with line of lot #28, S. 67-48 W. 195.1 feet to an iron pin on Beatrice Street; thence with Beatrice Street, S. 18-40 E. 68 feet to the beginning corner.

This lot is conveyed subject to the following restrictions:

- (1) That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of African descent.
(2) That no building shall be erected nearer the front line of said lot than thirty feet nor nearer than ten feet from either side line or nearer than five feet from the rear line of said lot.
(3) That no building shall be erected on said lots costing less than the sum of One Thousand (\$1,000.00) Dollars.
(4) That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner.
(5) That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
(6) That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

And the mortgagor(s) do(es) hereby agree, on demand of the mortgagee at any time, to pay, on the first day of each succeeding month thereafter, together with, and in addition to, the monthly payments of principal and interest stated above, a sum equal to one-twelfth (1/12th) of the said annual tax and insurance premiums, as estimated by the mortgagee. The mortgagor(s) further agree(s) to pay on demand, at any time, any additional sums necessary to pay these taxes. It is further agreed that any such additional payments, when so demanded by the mortgagee, shall become a part of the monthly installments due under the terms of this mortgage and the note secured thereby.

For position of this paragraph see other side of page.