

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S. C.

THE STATE OF SOUTH CAROLINA }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Walter L. Rogers, Sr., & Walter L. Rogers, Jr. SEND GREETINGS:

Whereas, we the said Walter L. Rogers, Sr. & Walter L. Rogers, Jr.
in and by our certain real estate, note in writing, of even date with these presents, are

well and truly indebted to Elsie Dill Craft, her heirs and assigns,

in the full and just sum of One Thousand & no/100
(\$ 1,000.00) Dollars, to be paid one year from date

with interest thereon from this date at the rate of six per centum per annum, to be computed and paid annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 attorneys' 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 Walter L. Rogers, Sr., & Walter L. Rogers, Jr.
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Elsie Dill Craft

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us
the said Walter L. Rogers, Sr. & Walter L. Rogers, Jr.
in hand well and truly paid by the said Elsie Dill Craft

RECORDED AND CANCELLED OF RECORD
27 DAY OF March
1941
AT 1:30 O'CLOCK P.M. NO. 6002
OFFICE FOR GREENVILLE COUNTY, S.C.

at and before 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

Elsie Dill Craft, her heirs and assigns, all that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, situate in school district 10A on the N.E. side of the New Buncombe Road (Federal Highway #25) about 4 miles from the City of Greenville, County and State aforesaid, and being more particularly described as follows:

BEGINNING at a point in the center of said New Buncombe Road at the Southeast corner of the tract of land conveyed by me to Aleen A. Parkins on the 31 st day of August, A.D., 1939, and recorded in the R.M.C. Office for Greenville County, S.C. in deed book 213 at page 343 and running thence N. 60-30 E. 917 feet from the center line of said Road to an iron pin, joint corner (rear) of this tract being herein described and that tract belonging to Allen A. Parkins above referred to; thence S. 19-35 E 210 feet to an iron pin; thence S. 16-30 E. 56 feet to an iron pin; thence 62-20 W. 831 feet to the center line of the said New Buncombe Road, thence N. 39-05 W. 240 feet along the center line of said road to the point of the beginning, said tract containing five (5) acres, more or less, and is made up of parts of four (4) tracts of land, which are described in deed recorded in the R.M.C. Office for Greenville County, S. C.

Deed Books 172 page 64; 171 page 373; 182 page 177 & 203 page 347 respectively.

The above land is subject to the Easement in the public to that strip of land 50' x 240 feet extending across the front of said tract of land and now being used as a part of the New Buncombe Road.

The above described property is subject to the following conditions subsequent, to-wit:

- (1) To be used for residential purposes only
- (2) Not to be used for any commercial purposes or let to or disposed of to any person of African descent.

This is the same tract of land conveyed to us, of even date, by deed of Sarah W. Thackston, said deed being recorded in the R.M.C. Office for Greenville County, S.C. concurrently with this mortgage.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Harry L. Hingson, do hereby certify unto all whom it may concern that Mrs. Sara Frances B. Rogers, the wife of the within named Walter L. Rogers, Jr. did this day appear before me and was