

THE STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

I, James W. Taylor, herein called mortgagor SEND GREETING:

Whereas, I, the said mortgagor

in and by my certain promissory note in writing, of even date with these

Presents, being well and truly indebted to Robert B. Rowland and Ruth B. Rowland, herein called mortgagees

in the full and just sum of Six-hundred fifty (\$650.00) and no/100 Dollars

, to be paid six months from date of note and payable at the home of the payees.

, with interest thereon from date

at the rate of 6% per centum per annum, to be computed and paid

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 I, the said mortgagor

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said mortgagees

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said mortgagor

, in hand well and truly paid by the said mortgagees

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 mortgagees

Lot 105 fronting on McMakin Drive in Sans Souci section of Greenville County, about 2 miles north of the City of Greenville, and shown on Plat prepared by W. J. Riddle which is recorded in Plat Book K at Page 92, from which the following description is taken:

BEGINNING at an I.P. on the northern edge of a 5' sidewalk running along McMakin Drive which point is the joint front corner of Lots 104 and 105, and running thence along the northern edge of said sidewalk S. 83-55 W. 50' to the joint front corner of Lots 105 and 106; thence along the joint line between these lots N. 5-50 W. 200' to their joint rear corner; thence following the rear line of Lot 5 N. 83-55 E. 50' to the joint rear corner of Lots 104 and 105; thence running the joint line between these lots S. 5-50 E. 200' to the beginning corner.

Said property is in a restricted district, and is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of 25 years from the date hereof: (1) Said property is to be used for residential purposes only. (2) No house is to be built thereon at a cost of less than \$3000.00. (3) No house is to be erected thereon nearer the northern edge of said sidewalk running along McMakin Drive, than 20 feet. (4) Said property is not to be sold to any person of African descent.