

FILED
GREENVILLE CO. S. C.

The State of South Carolina,

County of Greenville

NOV 9 11 18 AM 1951

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern: we, Thomas W. Peavy & Ada Orr Peavy

SEND GREETING:

Whereas, we, the said Thomas W. Peavy & Ada Orr Peavy hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to Carrie V. Hitt

hereinafter called the mortgagee(s), in the full and just sum of Three Thousand - - - - - DOLLARS (\$ 3,000.00), to be paid

\$30.00 on the ninth(9th) day of December, 1951 and a like amount on the ninth day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal

, with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid monthly

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 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(s) promise 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 Carrie V. Hitt,

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, state of South Carolina, being known and designated as lot No. 21 according to plat of R. E. Dalton, Engineer, December 1924, recorded in the R. M. C. Office for Greenville County, in plat book H, pages 159 & 160. Said lot has a frontage on the west side of Keith Avenue of 56.5 feet and runs back in parallel lines 150 feet.

"This property is held and occupied only by white persons and no person of African descent shall occupy the same. No nuisance to be allowed on the premises and that said conditions are conditions subsequent."