

thence with the line of Lot No. 181, S. 69-42 E. 152 feet to an iron pin on the West side of Ridgeway Drive; thence with the west side of said Drive, S. 14-32 W. 50.25 feet to the beginning corner.

The above lots are subject to the following restrictions:

1. The lots herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African descent.
2. The lots herein conveyed shall be used exclusively for residential purposes.
3. No residence shall be erected on said lots costing less than \$1000.00.
4. The building line as shown on the recorded plat and the other restrictions shown on said plat are to be strictly adhered to.

It is understood and agreed that the within mortgage constitutes a second lien over the within described premises, being junior to lien of First Federal Savings and Loan Association in the amount of \$3500.00

The above described land is the same conveyed to by on the day of 19      deed recorded in the office of Register of Mesne Conveyance for Greenville County, in Book      Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said Lillie B. Kay, her

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than -----SAME AS IN FIRST MORTGAGE\*----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.