

Lot 23 S. 21-13 E. 407 feet to an iron pin on the North edge of Sunny Lane; thence with Sunny Lane along a curved line to a point (the chord being S. 81-30 W. 87 feet); thence continuing with Sunny Lane along a curved line to a point (the chord being S. 17-37 W. 80 feet); thence continuing with Sunny Lane along a curved line to a point (the chord being S. 50-10 E. 97.3 feet) the beginning corner and containing 13.38 acres more or less.

This is a portion of that property devised to the Grantor, R. E. Dalton, under the will of R. A. Dalton, Deceased, which is on file in the office of the Probate Court for Greenville County in Apt. 230, File 25. And a portion of that inherited by me as the sole heir of Lucia Dalton Newton, Nee Lucia Dalton Taylor as shown in Apt. 522, file 26, Office of the Probate Court for Greenville County.

This property is conveyed subject to the following building restrictions:

- (1) The lot herein conveyed shall be used for residential purposes only.
- (2) The lot herein conveyed shall never be sold, rented or otherwise disposed of to negroes or persons of African Descent.
- (3) No residence shall be erected on said lot costing less than \$2,500.00.

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 Bank of Piedmont its successors Heirs and Assigns forever. And we do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Bank of Piedmont its successors Heirs and Assigns, from and against us and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in name and reimburse for the premium and expense of such insurance under this mortgage, with interest.