

REAL ESTATE MORTGAGE

BOOK 1331 PAGE 331

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 20 day of February, 1976,
by Ruth Gray and Ruby Gray

hereinafter called the Mortgagor (whether one or more persons), in the State aforesaid, Witnesseth:

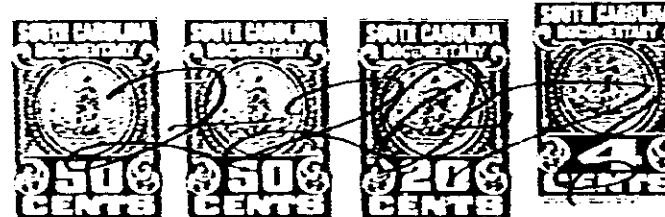
WHEREAS, the said Mortgagor is truly indebted unto M & J FINANCE CORP., INC. of Greenville,
South Carolina, a corporation, organized
and existing under the Laws of the State of South Carolina, hereinafter called the Mortgagee, in the sum of
Three Thousand, Ninety Seven Dollars and 44/100-----(\$3,097.44) Dollars,
as evidenced by promissory note of even date herewith, payable to the order of Mortgagee in 36 consecutive
monthly installments of \$86.04 each; the first installment being due April 10th,
1976, and the remaining installments are due on the same day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts
and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any
other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth,
to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three
Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and
delivery 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 Mortgagee, its successors or assigns, the following
described property situated in the County of Greenville, State of South Carolina:

*All that certain piece, parcel or lot of land situate lying and being in the
County of Greenville, State of South Carolina in Austin Township, known and
designated as lot No. 94 in the subdivision known as Hunters Acres according
to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the
R. H. C. Office for Greenville County in deed book "88", page 41 reference
to which is hereby craved for more complete description.*

*THIS is part of the property conveyed to the grantor by G. R. Richardson by
deed dated July 31, 1953 and recorded in the R. H. C. Office for Greenville
County in Deed Book 512 page 352.*

*THIS lot is conveyed subject to the following restrictions which shall enure
to the benefit of the owners of all other lots in said subdivision:
(1) No residence costing less than \$3,000.00 or having less than 720sq. feet
of floor space shall be erected upon either said lots. (2) No residence
constructed upon said lots shall be occupied until construction of said
residence is entirely completed. (3) The roof of each residence constructed
upon said lot shall be of composition or asbestos material. (4) No outside
toilet shall be permitted on said lot, (5) No hogs shall be maintained on
said premises. (6) No residence shall be constructed nearer than 45 feet
from the street line upon which said lot abutts.*



0331
4328 RV.2