MORTGAGE OF REAL ESTATE THE STATE OF SOUTH CAROLINA,) COUNTY OF GREENVILLE.

I, L. A. Mosely of the County of Greenville in the State aforesaid, BEND GREETING: WHEREAS, I the said L. A. Moseley am insepted in and by my dertain Note bearing date the 26th day of September A. D., 1939, in the sum of his teen sundrest Sixty and no 100 (\$1,500.00) Dollars, payable to BANK OF GREENWOOD, or Order, December 23 1939 as in and by the said Note-reference being thereunto had will month fully appear.

NOW KNOW ALL MEN, That I the said I mosele in ophsideration of the said debt and Note aforesaid, and the performance the covenants perfinatter named and contained to the said BANK OF GREENWOOD, according to the conditions of the said Note and also in ponsideration of the sum of ONE DOLLAR to me in hand well and truly paid by said BANK OF GREENWOOD at and before the sealing and delivery of these Presents the receipt whereof is hereby achnowledged have granted, bargained, sold and released and by these fresents DO GRANT, BARGAIN, Sell and RELEASE unto said BANK OF GREENWOOD the followings //

"All that centain piece, parcel for Nor Not of land, known as Lot #47, with all improvements thereon, or to be constructed thereon, Fituate, lying and being in the State of South Carolina, County of Greenville of Rosers Avenue in that Section known las Sansy Souch about two miles from the City of Greenville, the same being designated on Plat recorded in the R. M. C. Office for Greenville County in Plat Book "It" at page 33, said lot having the Goldowing lines, courses and distances:

Beginning at an iron pin, joint corner of lots numbered forty-six (46) and forty-seven (47) on the southern edge of a six / Wrook sidewalk running lalong Rogers Avenue, and running thence N. 79-28 E. fifty (50) feet to an liron, pin, joint corner of lots numbered forty-seven (47) and fortyeight (48), and running thence along the line of Lot numbered forty-eight (48), S. 10-17 E. one hundred and fifty (150) feet to an Aron pin, joint rear corner of lots forty-seven (47) and fortyeight (48); thence S. 79-28 W. fifty (50) feet to an iron pin, joint rear corner of lots forty-six and forty-seven (46 and 47); Thence along the line of lot numbered forty-six (46), N. 10-1774. one hundred and fifty (160) feet to an iron pin on Rogers Avenue, the beginning corner.

sideration and are to be effective for a period of twenty year from the date hereoff.

1. Said proper twis to be used for recidents.

Wenhouse is to be built nearer the sidewalk on Rogers Avente than twenty (20) feet.

3. No residence is to be erected on said property at a cost of less than two thousand 1650 \$2,000.00) dollars. Property is not to be sold to any person of African descent.

5. Said proparty is in a restricted district as required by the Federal Government in insurable loans thereon and is sold subject to said requirements.

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

TO HAVE AND TO HOLD, all and singular the said Premises unto BANK OF GREENWOOD its successors and Assigns forever. And I do hereby bind myself and my Heirs, Executors and Administrat to wabrant and forever defend all and singular the said Premises unto the said BANK OF GREENWOOD its Successors and Assigns from and against me and my Heirs, Executors and Administrators, and any and all other person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED, ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents that if I the said L. A. Moseley do and shall well and truly pay or cause to be paid unto the said BANK OF GREENWOOD, or its order, the said debt, or sum of money aforesaid, with interest thereon, if any shall be due according to the terms of said note --; and do and perform all the covenants and agreements herein contained, then this deed of Bargain shall cease, determine and be utterly null and void, otherwise to remain in full force and virtue.

- 1. It is Covenanted and Agreed by and between the parties, that the said L. A. Moseley, his -Heirs, Executors and Administrators, shall and will insure the house and all the buildings on the said premises (if any there be) in such insurance company as may be approved by BANK OF GREENWOO in a sum of not less that Fifteen Hundred Sixty and no/100 (\$1,560.00) Dollars against loss or damage by fire and Fifteen Hundred Sixty and no/100 (\$1,560.00) Dollars against tornado and the same kept insured until the above mentioned debt is fully paid, and assign the policy to the said BANK OF GREENWOOD, and in case that he fails to do so, the said BANK may cause the same to be done and reimburse itself for the premiums and expenses these with interest thereon at the rate of 5% per cent, and that the same shall stand secured by this mortgage.
- 2. It is also Covenanted and agreed, that the said L. A. Moseley shall pay as they become due all taxes by whatsoever authority legally imposes upon the property hereby mortgaged, and in case he fails to do so the said BANK may cause the same to be paid and reimburse itself therefor with interest at the rate of 5% per cent. per annum and the amount stand secured by this mortgage.