

MORTGAGE OF REAL ESTATE—G.R.E.M. 3-R

42780 PROVENCE-LARRARD CO.—GREENVILLE

FHA Form No. 2175 b
For use under Section 203
Revised May 1, 1938

STATE OF SOUTH CAROLINA, }
County of Greenville. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, John S. Smith and Ibera Smith

Greenville County, State aforesaid,

WHEREAS, the Mortgagor is well and truly indebted unto Bank of Greenwood, Greenwood, South Carolina,

organized and existing under the laws of the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty-Three Hundred and no/100 Dollars (\$2300.00),

with interest from date at the rate of four and one-half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of Bank of Greenwood in Greenwood, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of Twelve and 79/100 Dollars (\$12.79), commencing on the first day of April, 1940 and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1965.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following described real estate situated in the county of Greenville State of South Carolina:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, and being on Rogers Avenue, known and designated as lot numbered fifty (50), and shown on plat of said property recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, with the following lines, courses and distances, to wit:-

Beginning at an iron pin on Rogers Avenue on the southside of a six (6) foot sidewalk running along Rogers Avenue, joint corner of lots numbered forty-nine (49) and fifty (50), thence along the sidewalk, N. 79-28 E., fifty (50) feet, to an iron pin, joint corner of lots numbered fifty (50) and fifty-one (51); thence with the line of lot numbered fifty-one (51), S. 10-17 E., one hundred and fifty (150) feet, to an iron pin; thence S. 79-28 W. fifty (50) feet to an iron pin, joint corner of lots numbered forty-nine (49) and fifty (50); thence with the line of lot numbered forty-nine (49), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, reference being hereby had to said plat, which is made a part hereof.

Said property is sold subject to the following restrictions which constitute a part of the consideration therefor and shall be effective for a period of twenty-five (25) years from the date hereof.

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the sidewalk running along Rogers avenue than twenty (20) feet.
3. No residence is to be erected thereon at a cost of less than two thousand (\$2,000.00) dollars.
4. No house is to be erected thereon which does not meet the requirements enabling the securing of a Government Guaranteed Loan thereon.
5. The property is not to be sold to any person of African descent.

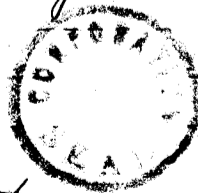
State of South Carolina,
County of Greenville,

We acknowledge that we have received full and final payment of the debt secured by the within mortgage. John S. Smith and Ibera Smith are hereby discharged therefrom.

This 28th day of March 1946.

In the presence of
Bernice Penn,
Caroline Beaver.

Bank of Greenwood,
By J. B. Gambrell,
Vice President.



Satisfactions Recorded March 29th. 1946, at 4:04 P. M.