

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, C. P. Chandler and Louise B. Chandler in the State aforesaid, SENDS GREETING:

Whereas, ~~we~~ the said C. P. Chandler and Louise B. Chandler

hereinafter called mortgagor ~~s~~ in and by ~~us~~ our certain Note or Obligation of even date

herewith stand firmly held and bound unto THE CITIZENS BUILDING AND LOAN ASSOCIATION a corporation hereinafter called the mortgagee, in the full sum of Eighteen Hundred Dollars

conditioned for the payment of the monthly sum of Twenty-eight 80/100 Dollars,

on the FIFTH day of each and every month succeeding the date hereof, until each and every share in the said Association shall reach the value of ONE HUNDRED DOLLARS and also for ten per centum attorney's fees, in case of suit or collection by or through an attorney, which, in addition to said debt, is hereby secured and made a lien on the premises, as in and by the said note or obligation and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That we the said mortgagor ~~s~~, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the condition of said note or obligation, and, also, in consideration of the further sum of THREE DOLLARS, to ~~us~~ the said mortgagor, ~~s~~

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, ~~we~~ the said mortgagor ~~s~~, Have Granted, Bargained, Sold and Released, and by these Presents do Grant, Bargain, Sell and Release unto the said mortgagee:

All that piece, parcel or lot of land in Greenville Township, State and County aforesaid, on the East side of Mary Street and known and designated as Lot #69 of Map I of Camilla Park, said Plat recorded in Plat Book "G" at page 225 in R. M. C. Office for Greenville County, and having the following metes and bounds, to-wit:-

BEGINNING at an iron pin on Mary Street at joint corner of Lots 68 and 69 and running thence with line of said lots N. 67-58 E. 197.3 feet to an iron pin on a 20-foot alley; thence with said alley N. 18-32 W. 67.95 feet to an iron pin, corner of Lots 69 and 70; thence with line of said lots S. 68-00 W. 200 feet to an iron pin on Mary Street; thence with Mary Street S. 20-45 E. 68 feet to the beginning corner, and being the same lot of land covered for us by First National Bank of Greenville, S. C. as Adm. by Deed recorded in R. M. C. Office for Greenville County in Book 238, page 390.

This conveyance is made subject to the following restrictions:

- 1- That the said land shall be used exclusively for residential purposes for white persons only and that the said land shall never be sold, rented or otherwise disposed of to any person wholly or partly of african descent.
- 2- That no building shall be erected on said lots costing less than the sum of \$1,000.00
- 3- That no building shall be erected nearer the front line of said lot than 30 feet nor nearer than 10 feet from either side line or nearer than 5 feet from the rear line of said lot.
- 4- That the grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation of any lot owner.
- 5- That no surface closet nor cess pool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage.
- 6- That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

RECORDED IN BOOK 238 PAGE 390
M.C. OF GREENVILLE
JAN 13 1935