

MORTGAGE OF REAL ESTATE - G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

Whereas, I the said Lois M. Holifield
in and by my certain real estate note in writing, of even date with these presents,
well and truly indebted to H. L. Hingson

in the full and just sum of Two Hundred Thirty and No/100
of \$19.17 each, the first such installment being due and payable on the first day of May, 1945,
and a like installment on the first day of each and every month thereafter until the full and
just sum is paid in full.

with interest thereon from maturity at the rate of 7 per centum per annum, to be computed and paid
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to
become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should
be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection
of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either
of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Lois M. Holifield
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment
thereof to the said H. L. Hingson

according to the terms of the said note, and also in consideration of the further sum of Three Dollars
the said Lois M. Holifield
in hand well and truly paid by the said H. L. Hingson

RECORDED AND CANCELLED BY
RECORDED DAY OF
A. M. C. FOR GREENVILLE COUNTY, S. C.
9:35
10507

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said
H. L. Hingson, his heirs, executors, administrators, and assigns, forever:

All that piece, parcel or lot of land in Greenville Township, Greenville County,
State of South Carolina, in that section known as Sans Souci, about two miles north of the city
of Greenville, said lot being on the Franklin Road between Ethelridge Drive and Paris Mountain
Ave. and having the following lines, courses, and distances:-

Beginning at an iron pin on the eastern side of the Franklin Road, said pin being
the joint front corner of lots numbered three (3) and four (4), and running thence along the
southern line of lot numbered three (3), N. 68-45 E., two hundred and thirteen and one tenth
(213.1) feet, to an iron pin, joint rear corner of lots numbered three (3) and four (4); thence
along the line of lot numbered six (6) facing Ethelridge Drive, S. 9-26 E., seventy-four and
five tenths (74.5) feet, to an iron pin, joint rear corner of lots numbered four (4) and five
(5); thence along the line of lot numbered five (5) S. 68-45 W. one hundred and ninety-seven and
eight tenths (197.8) feet, to an iron pin on the eastern side of the Franklin Road, said pin
being the joint front corner of lots numbered four (4), and five (5); thence along the said
Franklin Road, N. 21-23 W., seventy-two (72) feet, to an iron pin, the beginning corner, said
lot being known and designated as lot numbered four (4), according to plat of said property,
recorded in the Office of the Register of Mesne Conveyance for Greenville County in Plat Book
"I" at page 150, which plat is hereby referred to and made a part hereof.

Said property is in a restricted district, and 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 built hereon at a cost of less than three thousand dollars (\$3,000.00).
- (3) No house is to be built thereon nearer the edge of the Franklin Road than thirty (30) feet.
- (4) Said property is not to be sold to any person of African descent.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

ASSIGNMENT OF MORTGAGE

In consideration of the sum of Two Hundred and Thirty and No/100 (\$230.00) Dollars
to me paid by Franklin Savings & Loan Co., the receipt whereof is hereby acknowledged, I, H. L.