

for a high tension power line, which pin is also the front joint corner of Lots #128 and #129; thence along the joint line of said lots S. 2-09 E. 538.8 feet to an iron pin, rear joint corner of said lots; thence S. 89-09 E. 183.8 feet to an iron pin; thence N. 6-03 E. 93.5 feet to an iron pin; thence N. 9-30 E. 240 feet to an iron pin; thence along the joint line of Lots #129 and #130 N. 21-0 W. 329.7 feet to an iron pin in the line of Easley Bridge Road; thence along the South side of Easley Bridge Road S. 54-23 W. 165.5 feet to the point of beginning.

The above lots are subject to a right-of-way granted to Duke Power Company for a high tension power line shown on said plat.

The above lots are 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 ten feet from either side line or nearer than five 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 to 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.

~~The above described land is ----- the same conveyed to ----- by~~

6. That no use shall be made of said lot which would constitute a nuisance to the adjoining lot owner.

The above described land is the same conveyed to me by P. G. James on the 25th day of November 19 49 deed recorded in the office of Register Mesne Conveyance for Greenville County, in Book ----- Page -----

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

TO HAVE AND TO HOLD, all and singular the said premises unto the said

P. G. James, his

Heirs and Assigns forever.

And I do hereby bind MY self, MY Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against me, MY Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said land for not less than ----- Twelve Hundred and No/100 (\$1,200.00) ----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.