MORTGAGE OF REAL ESTATE.

WALKER, EVANS & COGSWELL CO., CHARLESTON, S. C. 24750

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, K S Conrad, of the county and State aforesaid SEND GREETING:

WHEREAS, I, the said K. S. Conrad in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to Howard Caldwell and James M. Richardson in the full and just sum of One Thousand Three hundred and forty three and 39/100 ($1,343.39) Dollars, to be paid in Three equal annual installments, the first of which will be due January 1st, 1921, with the right to anticipate any or all payments with interest thereon from Jan. 1st, 1920 annually at the rate of six % per cent. per annum to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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, said note further providing for an attorney's fee of Ten (10%) per cent besides all costs and expenses of collection, to be added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind all of which is secured under this mortgage; as in and by the said note, reference being thereunto had, as will more fully appear.

NOW KNOW ALL MEN, That I the said K. S. Conrad in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Howard Caldwell and James M. Richardson according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me the said K. S. Conrad in hand well and truly paid by the said Beneficiaries of H. B. McDaniel, deceased James M. Richardson and Howard Caldwell at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Howard Caldwell and James M. Richardson their heirs and assigns forever: All that certain piece parcel or tract of land lying and being situate in Gantt Township, Greenville County, State of South Carolina, containing Two and 12/100 (2-12/100) acres, more or less, and bounded as follows: On the west side of the Augusta road, the property of Mary Gilreath, on the north by lands of Howard Caldwell and James M. Richardson, on the east by the Augusta road, and on the south by lands of Howard Caldwell and James M. Richardson, and being more particularly described as follows:- Beginning at a point on the west side of the Augusta road 150 feet from the corner of lands of Howard Caldwell and James M. Richardson, and running thence N. 75 W. 150 feet; thence N. 15 E. 150 feet; thence S. 75 E. 150 feet to the Augusta road; thence along the Augusta road S. 15 W. 150 feet to the beginning corner. Containing Two and 12/100 (2-12/100) acres, more or less. The same tract of land conveyed to the grantor herein by Howard Caldwell and James M. Richardson, by deed dated Jan. 1st, 1920 and recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 162 at page 39. This conveyance is made subject to the mortgage given by the grantor herein to the grantors herein, dated Jan. 1st, 1920 and recorded in the R. M. C. Office for Greenville County, S. C. in Mortgage Book 83 at page 162. This conveyance is made subject to the following restrictions, which shall run with the land and be binding upon the grantee herein, his heirs and assigns, to-wit: (1) No dwelling shall be erected on said lot which will cost less than $1,000.00. (2) No dwelling shall be erected on said lot which will be nearer than 50 feet to the Augusta road. (3) No dwelling shall be erected on said lot which will be nearer than 10 feet to the north line of said lot. (4) No dwelling shall be erected on said lot which will be nearer than 10 feet to the south line of said lot. (5) No dwelling shall be erected on said lot which will be nearer than 10 feet to the west line of said lot. (6) No dwelling shall be erected on said lot which will be nearer than 10 feet to the east line of said lot. (7) No dwelling shall be erected on said lot which will be nearer than 10 feet to the north line of said lot. (8) No dwelling shall be erected on said lot which will be nearer than 10 feet to the south line of said lot. (9) No dwelling shall be erected on said lot which will be nearer than 10 feet to the west line of said lot. (10) No dwelling shall be erected on said lot which will be nearer than 10 feet to the east line of said lot. (11) No dwelling shall be erected on said lot which will be nearer than 10 feet to the north line of said lot. (12) No dwelling shall be erected on said lot which will be nearer than 10 feet to the south line of said lot. 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