

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. A. James

SEND GREETING:

WHEREAS, I, the said L. A. James
in and by a certain promissory note in writing, of
even date with these presents, I am well and truly indebted to

Miss Amelia A. Metts
in the full and just sum of Eight Hundred (\$800.00)
Dollars, to be paid May 20th. 1921

with interest thereon from November 20th. 1920 at the rate of Eight per cent. per annum to be
computed and paid

until paid in full, 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 10% amount due

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 L. A. James
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

Miss Amelia A. Metts
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

L. A. James
in hand well and truly paid by the said Amelia A. Metts

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 Miss Amelia A. Metts, her heirs and assigns, All that piece, parcel or

lot of land, in the State and County aforesaid, about three miles northwest of the City of
Greenville, being a part of the Sans Souci Lands, containing Three and three-fourths acres (3-3/4)
more or less and accordance with a survey made by F.G. Rogers, D.S. Oct. 1911, and having the
following metes and bounds, to-wit: Beginning at an iron pin on an alley on east side of Clarendon
Avenue; thence with Clarendon Avenue N. 46-10 E. (202) feet to bend in Street; thence continuing
with said Street N. 65-10 E. (313) feet to an iron pin; thence S. 24-50 E. (350) feet to an iron
pin; thence S. 58 W. (380) feet to an iron pin on alley; thence with alley N. 43-50 W. (350) feet
to the beginning corner. Subject to the following conditions, limitations and stipulations:

- (1) That the said property shall be used for residential purposes for white persons only; (this not to apply to servants).
- (2) That no residence shall be erected on this lot or sub-division thereof to cost less than thirty-five hundred dollars;
- (3) That purchasers hereof, his heirs, administrators, executors, successors or assigns shall be amenable to sanitary rules and regulations, passed by a majority of the holders of property purchased from Colonia Company.

This stipulations, conditions and limitations are material and have effected the purchase price hereof, and are therefore conditions subsequent.

This being junior to a mortgage given by L.A. James to Farmers & Merchants Bank July 2nd, 1920 for Two thousand Dollars and recorded in R.M.C. Office for Greenville County in Book Vol. 94, page 89.