

THE STATE OF SOUTH CAROLINA,
County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, A. B. Carter

SEND GREETING:

WHEREAS, I, A. B. Carter, the said A. B. Carter
in and by my certain promissory note in writing, of
even date with these presents, same well and truly indebted to

in the full and just sum of Three Thousand
Dollars, to be paid ninety days after date

with interest thereon from date at the rate of 8 per cent. per annum to be
computed and paid

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

Mae Boggins Carter
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said

A. B. Carter
in hand well and truly paid by the said Mae Boggins Carter

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 Mae Boggins Carter

All that certain lot of land situate in the City of Greenville, State aforesaid, known and
designated as Lot 1 of Block D., Cagle Park as shown on plat recorded R.M.C. Office for
Greenville County, plat book C., page 238, and being more particularly described as
follows: Beginning at an iron pipe on the corner of Augusta Street and Prentiss Avenue and
running thence with the South side of Prentiss Avenue N. 62-25 E. 88 feet; thence still
with said Avenue N. 73-37 E. 90 feet to stake on alley; thence with said alley S. 29-18 E.
40 feet to stake; corner of lot 2; thence with line of lot 2, S. 47-39 W. 141.3 feet to
stake on Augusta Street; thence with Augusta Street N. 47-53 W. 99.3 feet to the beginning
corner, subject, however, to the following restrictions which shall remain effective
for a period of 20 years from the date of this deed, to-wit:
1. The property herein conveyed nor any part thereof shall not be sold, rented or
otherwise disposed of to negroes.
2. The said property shall not be used for any unlawful business nor for anything which
would constitute a nuisance.
3. The property herein conveyed shall not be rented nor subdivided so as to face any
other direction than as shown on said plat.
4. No building shall be erected upon said property within 25 feet of the present line
of Augusta Street.
5. No building costing less than \$3500.00 shall be erected upon said lot other than
outbuildings appurtenant to a dwelling.

BY Mae Boggins Carter

Deputy
of the
City of Greenville