

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

D. F. Pearce and R. P. Taylor

SEND GREETING:

WHEREAS, *We*, the said *D. F. Pearce and R. P. Taylor*
in and by *our* certain *Promissory* note, in writing, of
even date with these presents, *are* and truly indebted to

F. B. Massingale hereby *5788*
in the full and just sum of *Four hundred (\$400.00)* Dollars, to be paid *In One year after date*

with interest thereon, from *later out to age* at the rate of *8* per cent. per annum, to be
computed and paid *Separate payment to*

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 year judgment*

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, refer-
ence being thereunto had, as will more fully appear. *at 11:10 AM*

NOW, KNOW ALL MEN, That *we* the said *D. F. Pearce & R. P. Taylor*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *F. B. Massingale*

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *us*, the said *D. F. Pearce and R. P. Taylor*

in hand well and truly paid by the said *F. B. Massingale*

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 *F. B. Massingale, his heirs*

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, about two miles from Greenville, Court-house near the Laurens Road, known as part of Lot No. 21, on plat of Eastover, recorded in Office of R. M. C. for said county in Plat Book F, at page 42, and having the following courses and distances.

Beginning at an iron pin on the north side of Beechwood Avenue N. 71-55 W. 60 feet to iron pin, corner of Lot of S. R. Niggin. Thence with line of said Lot N. 20 E. approx- imately 182 feet to iron pin; thence S. 41-19 E. 65.25 feet to poplar tree; thence S. 18-05 W. 149 feet to beginning.

Upon the following conditions, however, which are part of the consideration for this conveyance, and are hereby de- clared conditions subsequent, said property shall be used only for residential purposes, no dwelling shall be erected on said lot costing less than \$2000.00 or nearer the inside line of the sidewalk than twenty-five feet. Said property shall not be sold, leased or otherwise disposed of to per- sons of African Decent.

This being part of the property conveyed to W. S. Clapp by Chas. M. M.C. see burden date of April 26th, 1923, recorded in R. M. C. Office for Greenville County, Vol 78 at Page 591. Also being the same property conveyed to us by J. B. Sim- mons, by deed of even date.