

FHA Form No. 2175 b
(With Service Charge)
(Revised)

STATE OF SOUTH CAROLINA }
County of Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Me, Ambrose C. Brown and Mary M. Brown
of Greenville, S.C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor^{all} well and truly indebted unto Citizens Bank, a corporation

organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum

of Sixteen Hundred Dollars (\$ 1600.00),

with interest from the first day of April, 1957, at the rate of five per centum (5%)

per annum until paid, principal and interest being payable at the office of Citizens Bank

in Fountain Inn, S.C.

in monthly installments of Twelve and 66/100 Dollars (\$ 12.66),

commencing on the first day of May, 1957, and on the first day of each month thereafter until the principal and

interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st

day of April, 1952 a c B m m B

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release

unto the Mortgagee, its successors and assigns, the following described real estate situated in the county of Greenville State of South Carolina:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as lot no. 197 according to plat of East Lynne Addition made by Dalton & Nevels, Engineers, May 1933 which plat is recorded in the R. M. C. Office for Greenville County in Plat Book 4 page 220, and having according to said plat, the following metes and bounds to-wit:

Beginning at a point on the west side of Simmons Avenue, joint corner of lots nos. 197 and 198, and running thence along the joint line of said lots N. 42-30 21. 222 feet to a point in line of property of H. A. Rauch, joint rear corner of lots nos. 197 and 198, thence along the line of said Rauch property N. 36-43 E. 48.8 feet to a point, thence S. 42-30 E. 231.2 feet to a point in the West side of Simmons Avenue, thence along the west side of Simmons Avenue S. 47-30 21. 48 feet to the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Laurens Road Development Company, dated October 28, 1936, recorded in the R. M. C. Office for Greenville County in Deed Book 186 at page 91.

This property is conveyed subject to the following building restrictions.

1. no residence shall be built on said lot costing less than \$1000.00
2. This lot shall never be sold, rented or otherwise disposed of to persons of African descent.
3. This lot shall be used for residential purposes only.