

THE STATE OF SOUTH CAROLINA, }  
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

----- I. W. Frank Durham ----- SEND GREETINGS:

Whereas, I the said W. Frank Durham

in and by my certain promissory note in writing, of even date with these presents, am

well and truly indebted to J. W. Norwood, Jr.

in the full and just sum of One Hundred Fifty

(\$ 150.00) Dollars, to be paid on or before one year from date

with interest thereon from date at the rate of six per centum per annum, to be computed and paid

semi-annually in advance until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that W. Frank Durham

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment

thereof to the said J. W. Norwood, Jr.

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

the said W. Frank Durham

in hand well and truly paid by the said J. W. Norwood, Jr.

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said

J. W. Norwood, Jr.

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, known as Lot No. 7 on plat of property of Country Club Estates, made by Dalton & Nebes, October 1926, recorded in Plat Book "G", pages 190 and 191, having a frontage on Douglas Drive of 50 feet and running back in parallel lines 150 feet.

This conveyance is made subject to the following restrictions, which are imposed for the benefit of the grantor and may be modified by it when such modification is deemed by it to be the best interest of all concerned.

1. Said property shall be used exclusively for residential purposes.
2. No building of any kind shall be erected nearer the street than 35 feet.
3. The property herein conveyed shall never be sold, rented or otherwise disposed of to any person or persons having any percentage of negro blood.
4. No dwelling shall be erected on said property costing less than Three Thousand (\$3000.00) Dollars. This shall not apply to outbuildings appurtenant to a dwelling.
5. It is understood that the grantor reserves the right to place along the street and alleys on which said lot abuts, sewer pipes, electric wires, car tracks and any lines or pipes for public utilities without compensating the grantee or his heirs or assigns..

*Paid & satisfied in full this 23rd. day of March, 1940. J. W. Norwood, Jr.*

*Witnessed  
Doris S. Wilson  
Mabel G. Ryan*

*23 March 40  
Ollie Farnsworth  
# 4054*