

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

42162 PROFFICE—JARRARD CO.—GREENVILLE

THE STATE OF SOUTH CAROLINA, }
County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, G. M. Masters

SEND GREETINGS:

Whereas, I the said G. M. Masters
in and by my certain promissory note in writing, of even date with these presents, am
well and truly indebted to H. W. Rozier

in the full and just sum of TWO HUNDRED AND FIFTY AND NO/100

(\$) Dollars, to be paid
on or before eight months from date

with interest thereon from date at the rate of seven percentum per annum, to be computed and paid semi-annually

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 enforce this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or 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 I, G. M. Masters

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said H. W. Rozier

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

the said H. W. Rozier
in hand well and truly paid by the said G. M. Masters

at and before 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

H. W. Rozier

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, known and designated as Tract No. 40, according to plat of property of Union Central Life Insurance Company, made by Dalton & Neves, engineers, April 1937, recorded in office of Register Mesne Conveyance in and for Greenville County, in Plat Book I, Pages 69 and 70, consisting of 5.05 acres, more or less, and having the following metes and bounds:

BEGINNING at an iron pin on New Buncombe Road, joint corner of Tracts Nos. 39 and 40, same plat, and running thence with said road N. 31-14 W. 182.4 feet to a pin in branch; thence with meanderings of said branch 75-28 W. 100 feet to a pin in branch; thence south 78-47 W. 300 feet to a pin in branch; thence S. 83-24 W. 144 feet to a pin in branch; thence S. 59-20 W. 149.5 feet to a pin in branch; joint corners Tracts Nos. 37 and 40, said plat; thence with line of Tract No. 37 S. 38-50 E. 495 feet to joint rear corner of Tracts Nos. 39 and 40; thence with line of Tract No. 39, N. 51-10 E. 51-10 E. 567.5 feet to the point of beginning.

As a part consideration for this conveyance, the grantee, herein, by recording of this deed agrees that the following restrictions shall be observed for a period of 25 years.

1. No residence to be constructed costing less than \$2500.00
2. No building to be placed nearer the New Buncombe Road than 50 ft. of the right of way of the State Highway Department.
3. No portion of the premises to be used for commercial purposes.
4. No portion of the within premises to be sold, conveyed or leased to persons of African descent.

Handwritten notes and signatures:
"I hereby secured to H. W. Rozier the Lien of this mortgage... satisfied this 1940"
"August 5, 1940"
"H. W. Rozier"
"G. M. Masters"
"20th Aug 1940"
"W. H. Jamison"
"D. 10"
"#11856"