

MORTGAGE OF REAL ESTATE—G.R.E.M. 3-R

42700 PROVENGE-JARRARD CO.—GREENVILLE

FHA Form No. 2175 b
For use under Section 203
Revised May 1, 1938

STATE OF SOUTH CAROLINA, }
County of Greenville. } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, A. E. Howard,

Greenville, South Carolina,

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto the Bank of Greenwood, Greenwood, S. C.

organized and existing under the laws of the State 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 Twenty-seven Hundred and no/100 Dollars (\$ 2700.00),

with interest from date at the rate of four and one-half per centum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of the Bank of Greenwood in Greenwood, S. C.

or at such other place as the holder of the note may designate in writing, in monthly installments of Fifteen and 1/100 Dollars (\$ 15.01), commencing on the first day of March, 1940, 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 first day of February 1965.

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 full 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, with all improvements thereon or to be constructed thereon, situate and being on Rogers Avenue, known and designated as lot numbered forty-one (41), and shown on plat of said property recorded in the office of the Register of Mesne Conveyance for Greenville County in Plat Book "I" at page 33, with the following lines, courses and distances, to wit:-

Beginning at an iron pin on Rogers Avenue on the southern side of a six (6) foot sidewalk running along said Rogers Avenue, joint corner of lots numbered forty (40) and forty-one (41), thence along said sidewalk, N. 79-28 E. fifty (50) feet, to an iron pin on the western side of a six (6) foot sidewalk running along King Street; thence along said King Street, S. 10-17 E. one hundred and fifty (150), feet, to an iron pin; thence S. 79-28 W., fifty (50) feet, to an iron pin, joint corner of lots forty (40) and forty-one (41); thence with line of lot numbered forty (40), N. 10-17 W. one hundred and fifty (150) feet to an iron pin, the beginning corner, reference being hereby had to said plat which is made a part hereof.

Said property is sold subject to the following restrictions which constitute a part of the consideration therefor and shall be effective for a period of twenty-five (25) years from the date hereof.

1. Said property is to be used for residential purposes only.
2. No house is to be erected on said lot nearer the sidewalk running along Rogers Avenue than twenty (20) feet.
3. No residence is to be erected thereon at a cost of less than two thousand (\$2,000.00) dollars.
4. No house is to be erected thereon which does not meet the requirements enabling the securing of a Government Guaranteed loan thereon.
5. The property is not to be sold to any person of African descent.

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE.
FOR AND IN CONSIDERATION of the sum of \$2,690.21, Bank of Greenwood, Greenwood, S. C., by its duly authorized officer, W. C. Holroyd, Cashier, hereby assigns, transfers and sets over to the Life Insurance Company of Virginia, Richmond, Va., the within mortgage and the note which the same secures upon which there is due the principal sum of \$2,690.21 with interest from April 1, 1940, without recourse on it.

IN WITNESS WHEREOF, Bank of Greenwood, Greenwood, S. C., has caused this instrument to be executed by its duly authorized officer, W. C. Holroyd, Cashier, and the corporate seal to be hereunto affixed, this 2nd day of May, 1940.

In the presence of:
Caroline Beaver
Bernice Penn

BANK OF GREENWOOD, GREENWOOD, S. C.
By W. C. Holroyd, Cashier.



STATE OF SOUTH CAROLINA, COUNTY OF GREENWOOD.
PERSONALLY appeared before me Caroline B aver, who, being duly sworn, says that she saw Bank of Greenwood, Greenwood, S. C., by its duly authorized officer, W. C. Holroyd, Cashier, sign, seal and as the act and deed of said corporation deliver the within assignment, and that she with Bernice Penn Witnessed the execution thereof.

Sworn to before me this
2nd day of May, 1940.
Bernice Penn (L.S.)
Notary Public for S. C.

Carlone Beaver