

MORTGAGE OF REAL ESTATE - G.R.E.M. 2

PROVIDED - JANUARY 20 - GREENVILLE, S.C.

THE STATE OF SOUTH CAROLINA,

County of Greenville,

TO ALL WHOM THESE PRESENTS MAY CONCERN:

O. C. Riddle

SEND GREETINGS:

Whereas, I the said O. C. Riddle in and by my certain promissory note in writing, of even date with these presents, well and truly indebted to A. L. Beam & Corrie M. Beam

in the full and just sum of eight hundred fifty & no/100 (\$850.00) Dollars, to be paid as follows: in semi-annual installments of fifty dollars, (\$50.00) each, until April 24th, 1948, at which time the remaining balance shall be due and payable.

with interest thereon from date at the rate of six per cent 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 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 I the said O. C. Riddle

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said A. L. Beam and Corrie M. Beam

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

the said O. C. Riddle in hand well and truly paid by the said A. L. Beam & Corrie M. Beam

receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said A. L. Beam and Corrie M. Beam

WITNESSED AND CANCELED BY RECORD 28 DAY OF March 1946 Office James J. ... GREENVILLE COUNTY, S. C. AT 12:10 O'CLOCK

All that certain parcel or lot of land in Greenville Township, County and State aforesaid, known and designated as lot #13 on Riverside Drive as shown on plat of property of Rason & Ables recorded in Plat Book E, Page 153, in the R. M. C. Office for Greenville County to which reference is made as a part of this description. Said plat correctly states the dimensions and location of said lot, except that a strip 5 ft. in width extending along Riverside Drive has been taken off of the front of said lot for the purpose of widening Riverside Drive, and this strip is hereby expressly reserved from this deed.

ALSO, all that certain lot of land in Greenville Township, Greenville County, State of South Carolina, near the Augusta Road, being known and designated as lot #14 on plat of property of Ables & Rason, recorded in Plat Book E, page 153, said lot fronting on Riverside Drive and has such courses and distances as are shown on said plat, to which reference is made as a part of this description.

The property herein conveyed is subject to the following restrictions:

- 1. A strip five feet in width extending along Riverside Drive has been taken off the above described lot for the purpose of widening Riverside Drive, and said 5 foot strip is hereby expressly reserved from this conveyance for said purpose.
2. Provided that a building line of 40 ft. shall be maintained.
3. Provided that no dwelling shall be erected thereon costing less than \$4,000.00
4. Provided that the property shall not be let or sold to any person or African descent.
5. Subject to the right-of-way of Southern Public Utilities Company for electric light line.