

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, William E. Crooks and Lula Stowe Crooks are

Martha Jordan and Eleanor Jordan Land

in the full and just sum of Two Thousand No/100 (\$2,000.00)

Dollars, in and by our certain promissory note in writing, of even date herewith, due and payable on January 1st 1946, \$400.00 on July 1st 1946, and \$1200.00 on July 1st 1947, with the right to anticipate either wholly or in part at any time before maturity

STATE OF SOUTH CAROLINA, Greenville County, containing seven (7) acres of land in Township of Butler, containing the office of Register of Deeds, and the office of Register of Mortgages, in full and true payment of the said note, with interest from date hereof, and 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 Martha Jordan and Eleanor Jordan Land, their Heirs and Assigns forever all that tract or lot of land in Butler Township, Greenville County, State of South Carolina, containing seven (7) acres and being known and designated as tract No. 40 on plat of property of Marsmen, Inc., made by Dalton and Neves, June 1945 and addition to plat made October 1945, and having, according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin in the center of a forty-foot road on the West side of State Highway No. 291, and running thence with center of said forty-foot road, S. 80-48 W. 480 feet to an iron pin, joint corner of tracts Nos. 39 and 40; thence with line of tract No. 39, S. 9-12 E. 613.7 feet to an iron pin; thence S. 85-55 E. 442 feet to an iron pin on the West side of State Highway No. 291; thence with the West side of said Highway N. 9-12 W. 251.7 feet to an iron pin; thence N. 80-48 E. 50 feet to an iron pin on the West side of State Highway 291; thence still with said Highway N. 9-12 W. 462 feet to an iron pin, the beginning corner. This property is sold subject to the following restrictions, which constitute a part of the consideration hereon and shall be effective for a period of 50 years from the date hereof: (1) Said property is to be used for residential purposes. (2) No house, other than outbuildings, to be built thereon at a cost less than \$4,000.00. (3) Said property is not to be sold, rented or otherwise disposed of to any person of African descent. This mortgage is to be considered as a purchase money mortgage, being given to secure the credit portion of the purchase price.

at the rate of five (5) per centum per annum until paid, interest to be computed and paid annually, and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW KNOW ALL MEN, That we the said William E. Crooks and Lula Stowe Crooks

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 Martha Jordan and Eleanor Jordan Land, their Heirs and Assigns forever

all that tract or lot of land in Butler Township, Greenville County, State of South Carolina, containing seven (7) acres and being known and designated as tract No. 40 on plat of property of Marsmen, Inc., made by Dalton and Neves, June 1945 and addition to plat made October 1945, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of a forty-foot road on the West side of State Highway No. 291, and running thence with center of said forty-foot road, S. 80-48 W. 480 feet to an iron pin, joint corner of tracts Nos. 39 and 40; thence with line of tract No. 39, S. 9-12 E. 613.7 feet to an iron pin; thence S. 85-55 E. 442 feet to an iron pin on the West side of State Highway No. 291; thence with the West side of said Highway N. 9-12 W. 251.7 feet to an iron pin; thence N. 80-48 E. 50 feet to an iron pin on the West side of State Highway 291; thence still with said Highway N. 9-12 W. 462 feet to an iron pin, the beginning corner.

This property is sold subject to the following restrictions, which constitute a part of the consideration hereon and shall be effective for a period of 50 years from the date hereof: (1) Said property is to be used for residential purposes. (2) No house, other than outbuildings, to be built thereon at a cost less than \$4,000.00. (3) Said property is not to be sold, rented or otherwise disposed of to any person of African descent.

This mortgage is to be considered as a purchase money mortgage, being given to secure the credit portion of the purchase price.