

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Henry W. Phillips

SEND GREETINGS:

Whereas, I the said Henry W. Phillips
in and by a certain promisory note in writing, of even date with these presents, I am
well and truly indebted to W. H. Phillips

in the full and just sum of three hundred no/100
(\$) Dollars, to be paid in full November 15, 1947

with interest thereon from date at the rate of 5% per centum per annum, to be computed and paid 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 Henry W. Phillips

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

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

in hand well and truly paid by the said W. H. Phillips

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

x

All the piece of parcel of lot of land in Greenville County, Township Greenville, South Carolina, and better known and designated as lot No. 23 in Section "B" of the property of H. N. and Alice M. Willis, made by W. J. Riddle 1939 and recorded in R. M. C. Office for Greenville County, South Carolina, in plat Book J, at page 151 to which said plat and record thereof reference is hereby made.

Said lot being the corner of Arch & Clemson Ave. and having a 100 foot front on Arch St. and 250 feet of Clemson Ave. being 100 feet by 250 feet.

This property is sold subject to the following restrictions:

- First - Shall be used for residential purposes only.
- Second - Shall never sold, rented, or occupied in any way by persons, firms or corporations having any per centage of negro blood for a period of 99 years.
- Third - Also subject to any right-of-way or easements that the Duke Power Company may have against this property (see Record).

Paid 4-10-53

Witness:
E. E. Phillips
J. C. Hendrix

W. H. Phillips

SATISFIED AND CANCELLED OF RECORD
23 DAY OF July 19 53
Doris Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:57 O'CLOCK A. M. NO. 16423