

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

To all Whom These Presents May Concern:

JAN 7 8 58 AM 1948

OLLIE FARNSWORTH

R. M. C.

SEND GREETING:

I, Robert Grady Coleman

Whereas, I the said Robert Grady Coleman

in and by certain Promissory note in writing, of even date with these presents, well and truly indebted to Citizens Lumber Company, a Corporation

in the full and just sum of Thirty-two Hundred and No/100 (\$3200.00) DOLLARS

, to be paid in monthly installments of \$32.00 each on the 7th day of each month hereafter; beginning February 7, 1948; said payments to be applied first to interest and then to principal until paid in full

, with interest thereon from date semi-annually monthly at the rate of six (6%) per cent. per annum, to be computed and paid

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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and its Successors and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville Township

Greenville County, State aforesaid, in that section known as San Souci, about two miles North of the City of Greenville on Darlington Avenue, between Newland Avenue and Ethelridge Drive, being known and designated as Lot No. 28 on Plat of Ethel Y. Perry Lands, recorded in the R. M. C. Office for Greenville County in Plat Book B at Page 33, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern edge of a 5-foot sidewalk running along Darlington Avenue, said pin being the joint front corner of Lots Nos. 27 and 28, and running thence along the Northern edge of said sidewalk, S. 53-30 W. 60 feet to an iron pin, joint front corner of Lots Nos. 28 and 29; thence along the Eastern line of Lot No. 29, N. 36-30 W. 177.2 feet to an iron pin, joint rear corner of Lots Nos. 28 and 29; thence along the rear line of Lots Nos. 31 and 32, N. 83-58 E. 78 feet to an iron pin, joint rear corner of Lots Nos. 27 and 28; thence along the western line of Lot No. 27, S. 33-10 E. 138.5 feet to an iron pin, the beginning corner.

Said property being the same conveyed to the mortgagor by Hext M. Perry, Trustee, by deed dated October 14, 1947, recorded in Book of Deeds at Page

Said premises are in restricted district, and sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of 25 years from the date hereof:

1. Said property shall be used as residential purposes only.
2. No residence shall be erected thereon at a cost of less than \$4,000.00.
3. No house shall be erected thereon nearer the northern edge of said sidewalk running along Darlington Avenue than 20 feet.

Paid June 25, 1948  
Citizens Lumber Co.  
T. A. Roe, Pres  
Witness

ASSIGNMENT FILED AND RECORDED  
26th DAY OF June 1948  
Ollie Farnsworth  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 12:25 O'CLOCK P.M. NO. 14017