

Said property is in a restricted district and 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 years from the date hereof:

- (1) Said property is to be used for residential purposes only.
- (2) No house is to be built nearer the Southern edge of said sidewalk running along Paris Mountain Avenue than twenty (20) feet.
- (3) No dwelling is to be erected on said lot at a cost of less than three thousand dollars (\$3,000.00).
- (4) Said property is not to be sold to any person of African descent.

The above described land is the same conveyed to us by  
on the day of  
January 19 48 deed recorded in the office of Register of Mesne Conveyance  
for Greenville County, in Book Page

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

Thornwell Orphanage, Clinton, S. C. , its successors and assigns forever.

~~And we do hereby bind ourselves~~

And we do hereby bind ourselves , our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors ~~Heirs~~ and Assigns, from and against us , our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And we , the said mortgagor, agree to insure the house and buildings on said land for not less than

Six Thousand----- Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event we shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note , then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.