

USL—First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

DEC 7 4 42 PM 1949

OLLIE FARNSWORTH R. M. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Lillian James Roper (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of Fifteen hundred

DOLLARS (\$1500.00), with interest thereon from date at the rate of 5% per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

Butler Township, known and designated as Tract No. 8 of the property of the estate of W. R. Jones, deceased, according to survey and plat made by Dalton & Neves in July, 1945 and recorded in Plat Book B, page 45, R.M.C. office of said county and being more particularly described as follows:

BEGINNING at an iron pin on the south side of Pelham road, joint corner of Tracts No. 8 and 9 and running thence along the line of Ernest L. Jones property (Tract No. 9) S. 22-0W 198.7 feet to an iron pin; thence N. 63-0W 150 feet along the common rear lines of Tracts No. 8 and No. 12 to an iron pin; thence N. 23-28E 213 feet along the line of Tract No. 7 to an iron pin on the south side of Pelham Road; thence along the south side of Pelham road S. 58-08 E 150 feet to the beginning corner.

Together with the right to tap and connect with the two-inch water main extending along the Old Spartanburg Road for the purpose of supplying water to the premises herein described, said water connection to be made by the grantee at her own expense.

The above described premises are conveyed subject to the following restrictions and conditions which shall inure to the benefit of the other tracts comprising said subdivision.

- 1. The above described premises shall not be sold, rented or otherwise disposed of to any person or persons of African descent.
2. No building shall be erected, other than an outhouse, upon said property costing less than \$8,000.00.
3. No surface toilet shall be erected on said premises

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

Handwritten signatures and notes at the bottom of the page, including '204' and 'Lillian James Roper'.