

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Zenith C. Donnan of
Greenville, S. C., hereinafter called the Mortgagor, send (s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Shenandoah Life Insurance

Company, Inc., a corporation organized and existing under the laws of the state of Virginia, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Five Thousand Dollars (\$ 5,000.00), with interest from date at the rate of four & one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of Hall and Cox, Realtors, W. Washington St. in Greenville, South Carolina, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-one & 65/100 (-) Dollars (\$31.65), commencing on the first day of May, 1950, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 1970.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land located in Greenville Township, Greenville County, state of South Carolina, and being known and designated as lot No. 30, Block A, of the subdivision known as Woodland, as shown on plat of the above subdivision recorded in the R. M. C. Office for Greenville County in plat book "J" pages 70 & 71, and according to a recent survey by Pickell & Pickell, Engineers, having the following metes and bounds, to-wit:

Beginning at an iron pin on Chapman Street, the same being the joint front corner of lots 30 & 31, and being 196.8 feet to Mills Avenue, and running thence with Chapman Street S. 10-17 E. 51.5 feet to an iron pin, the same being the joint front corner of lots 29 & 30, and running thence with the joint line of said lots 29 & 30, N. 71-43 W. 146.5 feet to an iron pin; thence N. 20-34 W. 54.5 feet to an iron pin; thence with the joint line of lots 30 & 31, S. 73-00 E. 156.5 feet to the beginning corner.

Being the same lot conveyed to the mortgagor by Luco Cannon by deed recorded in the R. M. C. Office for Greenville County January 23, 1946 in deed volume 285 page 430.

"The mortgagor covenants that until the mortgage has been paid in full he will not execute or file for record any instrument which imposes a restriction upon the sale or occupancy of the mortgaged property on the basis of race, color or creed. This covenant shall be binding upon the mortgagor and his assigns and upon the violation thereof the mortgagee may, at its option, declare the unpaid balance of the mortgage immediately due and payable."

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 equipment now or hereafter attached to or used in connection with the real estate herein described.