

BOOK 597 PAGE 512

THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

2 3 21 PM 1951  
LILLIE FARNSWORTH  
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said Martha E. McClellan  
in and by a certain promissory note in writing, of even date with these  
Presents, well and truly indebted to Clement L. McEachern, Attorney  
in the full and just sum of Two Hundred and Ninety-seven and 50/100-----  
to be paid on demand

, with interest thereon from date  
at the rate of 2 per centum per annum, to be computed and paid when due  
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 Martha E. McClellan  
, in consideration of the said debt and  
sum of money aforesaid, and for the better securing the payment thereof to the said Clement L.  
McEachern according to the terms of the said note, and also in  
consideration of the further sum of Three Dollars, to me, the said Martha E. McClellan  
, in hand well and truly paid by the said Clement L. McEachern  
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, sell and release unto the said

Clement L. McEachern his heirs and assigns forever, all that piece, parcel or  
lot of land in Paris Mountain Township, Greenville County, State of South Carolina  
being known and designated as lot No. 113 on Map of Avalon Estates, recorded in  
the RMC Office for Greenville County, in Plat Book "S", page 89, and having,  
according to said Plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Cabler Street, joint corner of  
lots Nos. 45 and 113, and running thence with rear line of lots Nos. 45, 44 and 43,  
N. 44-13 W., 160.5 feet to an iron pin; thence with rear line of lot No. 114, N. 41-18  
E., 70.6 feet to an iron pin, joint corner of lots Nos. 112, and 113; thence with line  
of lot No. 112, S. 48-42 E., 160 feet to an iron pin on the North Side of Cabler  
Street; thence with Cabler Street, S. 41-18 W. 83.2 feet to an iron pin, the beginning  
corner.

This property is conveyed subject to the following restrictions; that the said  
land shall not be sold, rented or otherwise disposed to any negro or person of  
African descent. Said land to be used for residential purposes only. No residence  
costing less than \$5,000.00 shall be erected on said property. No residence or  
building shall be erected on said lot nearer than 25 feet to the front line.

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