

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Lennie Robert Collins,

SEND GREETING:

WHEREAS, I the said Lennie Robert Collins

in and by my certain promissory note in writing of even date with these Presents, as well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Fifteen hundred and no/100 - - - - - (\$ 1500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Twenty-four and no/100 - - - - - (\$ 24.00) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Lennie Robert Collins, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Cleveland Township, on Duckworth Road, at River Falls, known and designated as Lot No. 21 of a sub-division of the land of D. B. Tripp at River Falls, as per a plat made by W. A. Hester, Surveyor, on April 21, 1926, recorded in the R. M.C. Office for said County and State in Plat Book "G" at page 89, and said lot having a frontage of approximately 70 feet and a depth on the South of 140 feet and on the North 150 feet, both running back to the branch, for a more particular description, reference of the said plat is herein made, and being the same lot of land conveyed to Ella R. Batson herein by John W. and Annie S. Johnson by Deed dated February 26, 1953, recorded in the R.M.C. Office for said County and State in Deed Book 473, at page 268.

This property is conveyed subject to the following restrictions: The property is not to be used for business purposes but shall be used for residential purposes for white people only (this not to apply to servants); no hogs shall be kept on said property and no sewage shall be emptied into any creek.