

THE STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

SEP 19 10 39 AM 1952

CLERK OF COURTS
 R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I , the said Geneva Teague
 in and by my certain promissory note in writing, of even date with these
 Presents, am well and truly indebted to Jeff R. Richardson
 in the full and just sum of Four Hundred Seventy-five and no/100 (\$475.00)
 , to be paid one year from date

It is understood and agreed that this mortgage is junior to one on the
 same property drawn in favor of Laurens Federal Savings and Loan
 Association.

, with interest thereon from date
 at the rate of 6 per centum per annum, to be computed and paid

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 mort-
 gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I , the said Geneva Teague
 , in consideration of the said debt and
 sum of money aforesaid, and for the better securing the payment thereof to the said
 Jeff R. Richardson according to the terms of the said note, and also in
 consideration of the further sum of Three Dollars, to me , the said Geneva Teague
 , in hand well and truly paid by the said Jeff R. Richardson
 at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have grant-
 ed, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the
 said Jeff R. Richardson, his heirs and assigns

All that certain piece, parcel or lot of land situate lying and being in
 the county of Greenville, State of South Carolina in Austin Township
 known and designated as a part of the subdivision known as Hunters Acres.
 A plat for which was made by W. J. Riddle in May, 1952 and is recorded
 in R. M. C. Office for Greenville County in Deed Book BB page 41. This
 lot, more fully described as Number 78, is located on the South side of
 Benson St., beginning at an iron pin located on the South side of Benson
 St. 520 ft. West of the intersection of Benson and Maple St. Extension.
 Lot #78 is 80 ft. wide facing Benson St. on the North bordering lots #79,
 80, 81, 442'9", on the West by branch, 87'5" and on the South by lot No.
 77, 299'6" East.

The lot above described is conveyed subject to the following restrictions
 which shall enure to the benefit of the owners of all other lots in said
 subdivision; (1) No residence costing less than \$3,000.00 or having less
 than 720 sq. ft. of floor space shall be erected upon said lot. (2) No
 residence constructed upon said lot shall be occupied until construction
 of said residence is entirely completed. (3) The roof of any residence
 constructed upon said lot shall be of composition or asbestos material.
 (4) No outside toilets shall be permitted on said lot. (5) No hogs shall
 be maintained on said premises.

SEE OTHER SIDE