



MORTGAGE

BOOK 1489 PAGE 674

21878 99.

County of Greenville	Month August	Date of this Mortgage Day 23	Year 1972
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Name of Home Owner(s) and Spouse Donald T. Riffle and Louise J. Riffle	Residence Route #6, Blakely Road, Piedmont, S.C.
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bound jointly and severally, if this mortgage is signed by more than one individual (hereinafter called the mortgagor), is justly indebted to

Name of Contractor Georgia Farm Buildings, Inc.	Principal Office of Contractor 505 North Avenue, N.W., Atlanta, Ga.
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its heirs, successors and assigns (hereinafter called the mortgagee), in the SUM OF Twenty-two Thousand, One Hundred Nineteen and 60/100 Dollars, (\$ 22,119.60).

SAID SUM TO BE PAID AS FOLLOWS:	Number of installments	Amount of each installment	First Installment due on Month Day Year	Payable thereafter monthly on the ...th day of each month
	120	\$ 184.33	December 19 72	1st

together with interest at seven (7%) per cent per annum on all matured and unpaid installments, according to a certain note(s) bearing even date herewith, and whereas the grantor desires to secure the payment of said note(s);

KNOW ALL MEN, that the said mortgagor in consideration of the said debt and sum of money as aforesaid, and for the better securing of the payment thereof unto the said mortgagee and also in consideration of the further sum of \$3.00 to the said mortgagor in hand well and truly paid by the said mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto the said mortgagee, his heirs, and assigns the following described premises in South Carolina;

Street address Route # 6, Blakely Road	City/Town Piedmont	County Greenville
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being the same premises conveyed to the mortgagor by deed of

Tract 1: Bernette F. Cleveland, Tract 2: James P. Clardy, Carmel D. Clardy and

Tract 1: 6/22/71 Wilma O. Clardy

dated 2: 8/24/72 19 recorded in the office of the RMC of

Greenville County in Book 2: 1110, Page 2: 207 of which the

Tract 1 description in said deed is incorporated by reference.

All that piece, parcel or tract of land situate, lying and being in Grove Township, Greenville County, South Carolina on the southerly side of Blakely Road containing 3.29 acres and having, according to survey prepared by J. Don Lee, March 6, 1971 and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book at Page , the following nets and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Blakely Road, 2200 feet, more or less, from South Carolina Highway 20 and in line of other property of grantor and running thence with said road S. 75-50 E. 234.6 feet to an iron pin; thence S. 25-10 W. 646 feet to an iron pin in line of property of M. W. Fore; thence N. 64-50 W. 230 feet to an iron pin; thence N. 25-10 E. 601 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any appearing of record, on the premises, or on the recorded plat, which affect the property hereinabove described.

The above property is conveyed subject to the following restrictions:

1. This property shall be used for residential purposes only.
2. Any dwelling constructed thereon shall contain at least 1300 square feet and shall be situate at least 110 feet from the right of way of Blakely Road.
3. No pre-fabricated houses shall be permitted on said property.
4. No trailer or mobile home shall be placed on said property, temporarily or permanently.
5. Nothing shall be done on said lot which shall constitute an annoyance or nuisance to surrounding property owners.

Tract 2: All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Greenville, and being known as property of Donald Thomas Riffle according to a plat prepared by Jones Engineering Service, dated July 20, 1979, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-L, at Page 4, for a netes and bounds description, reference to said plat is hereby craved for a more complete and accurate description thereof.

60.2-1-2.4- also Pt of 60.2-1-2.4 2.1 2.2 2.3 - K-1 out of 60.2-1-2.3 out of 60.2-1-2.1 & 2.2 0.73 & 0.65

This is a portion of the property conveyed the Grantors herein by deeds recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 912, at page 115, Deed Book 828, at page 250, and Deed Book 844, at Page 60.

This conveyance is made subject to any and all existing reservations, easements, right-of-ways, utility easements and restrictions or protective covenants that may appear of record, on the recorded plat(s) of said premises.

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