

USL—First Mortgage on Real Estate

FEB 23 1953  
MORTGAGE

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles E. Robinson, Jr. and R. M. Gaffney  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

DOLLARS (\$ 7,500.00 ), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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.

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, on the southern side of Broughton Drive in a Subdivision known as Croftstone Acres, being known and designated as Lot No. 4, Section E of a revised portion of Croftstone Acres, being as shown on a plat prepared by Piedmont Engineering Service, Greenville, S. C. dated August 8, 1950, entitled "A Revision of a Portion of Croftstone Acres In and Near Greenville, S.C.", said plat being of record in the R. M. C. Office for Greenville County, South Carolina in Plat Book & at page 91. According to said plat the within conveyed premises have the following metes and bounds, courses and distances, to-wit

BEGINNING at an iron pin on the Southern side of Broughton Drive at the joint front corner of Lots Nos. 3 and 4 of Section E, and running thence along the common line of said Lots S. 17-35 E. 173.2 feet to an iron pin; thence along the common line of Lots Nos. 4, 11 and 12, Section E. S. 54-51 W. 73.4 feet to an iron pin, the joint rear corner of Lots Nos. 4 and 5, Section E; thence along the common line of said last mentioned lots N. 17-35 W. 195.5 feet to an iron pin on the southern side of Broughton Drive; thence along the southern side of Broughton Drive N. 72-25 E. 70 feet to an iron pin, the beginning corner.

The parties hereto agree that as part of the consideration for this conveyance the following restrictive covenants shall apply to the above described property; that said covenants shall run with the land and shall be binding on the parties hereto, their heirs and assigns forever:

1. The above described property shall be used for residential purposes only.
2. No building shall be erected, placed or altered on the above described lot until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity, and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevations, by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

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 any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

20 April 53  
Ollie Farnsworth  
1138 A. 8954

Geraldine M. ...  
Lottie W. ...