

All that ~~piece~~ parcel or lot of land in Chick Springs, Greenville Township, County, State of South Carolina, lying on the North side of the New U. S. Super Highway No. 29, about one-half mile northwest from the old City limits of Greer, bounded on the north by lands of Mrs. Geanie Caldwell, on the East by lands now or formerly owned by B. S. Sherman Estate on the South by the right-of-way of said U. S. Highway No. 29, and on the West by other lands of the grantor, and being one of three lots shown on a revised map of property made for Mrs. Ella P. Groce by H. S. Brockman, and having the following courses and distances:

BEGINNING at a point in center of culvert on the right of way of U. S. Highway S. 70.17 W. 218.5 feet to a stake; thence continuing with the right of way of said highway S. 68.50 W. 96 feet to a stake, corner with lands reserved by grantor; thence N. 22.18 W. 252.7 feet to a stake on line of Mrs. Geanie Caldwell; thence with her line S. 86.00 E. 384 feet to a point in center of branch, (stake on west bank of branch; thence up said branch and with Sherman line S. 4.53 E. 103 feet to the beginning corner, containing one and 37/100 (1.37) Acres, more or less.

As a part of the consideration for this deed, it is understood and agreed between the parties hereto that the above described property shall never be used for any purposes except residences, schools or churches. It is agreed that this covenant shall run with the land and is made for the express benefit of the grantor, her executors, heirs and assigns forever, and for the benefit of any other persons or firms who may now own, or who may hereafter acquire, any part of lands known as the Ella P. Groce Home place.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said E. H. Edwards and his Heirs and Assigns forever. And I do hereby bind ~~myself~~ myself and my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said E. H. Edwards and his

Heirs and Assigns, from and against me and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than largest insurable ~~amount~~ amount Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in his name and reimburse himself for the premium and expense of such insurance under this mortgage, with interest.