

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1208 PAGE 579

OCT 4 11 24 AM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, Henry Workman, Jr. and Roberta A. Workman

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Southern Bank & Trust Company

(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

Two Thousand, Seven Hundred Sixty-One and 92/100 ---Dollars (\$ 2,761.92) due and payable

In Thirty-Six (36) equal installments of Seventy-Six and 72/100 (\$76.72) Dollars per month.

with interest thereon from date at the rate of Seven (7) per centum per annum, to be paid: after maturity

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 purposes:

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, Fairview Township, known and designated as Lots 38 and 39, in accordance with plat made for Grantor, known as Part 4, dated August, 1966, and made by C.O. Riddle, being recorded in the R.M.C. Office for Greenville County with the description in accordance with said plat being to-wit:

BEGINNING at an iron pin on the Northern side of Bryson Drive, at the Northwestern corner of Leake Drive intersection and running thence along Leake Drive, N. 64-47 W. 215.6 feet to an iron pin being the joint front corner with Lot 37; thence along Lot 37, S. 25-13 W. 150 feet to an iron pin; thence S. 64-47 E. 124.5 feet to an iron pin on Bryson Drive; thence along Bryson Drive, N. 56-26 E. 175.6 feet to an iron pin being the point of beginning.

The above described is conveyed subject to the following restrictive covenants: 1) Said property above described shall be used for residential purposes only; (2) No structure shall be placed on said above described lots costing less than \$5,000.00, nor nearer the front lot line than 40 feet; (3) No lot shall be recut to have frontage of less than 80 feet, nor more than one house per lot; (4) No concrete block shall be used in construction so as to be visible from the exterior when construction is completed; (5) It is specifically provided that any residence constructed on either of these Lots must face Leake Drive; (6) Grantor to pay 1971 County taxes.

This is the same property conveyed to the Mortgagors by deed of Mary E. Leake to be recorded of even date herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.