

LAW OFFICES OF LATHAN, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
FEB 24 2 20 PM '84

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Three S Enterprises, a South Carolina General Partnership
R.H.C.

(hereinafter referred to as Mortgagee) is well and truly indebted unto T. Walter Brashier

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty Thousand and No/100

Dollars (\$ 20,000.00---) due and payable

in full on or before February 14, 1985

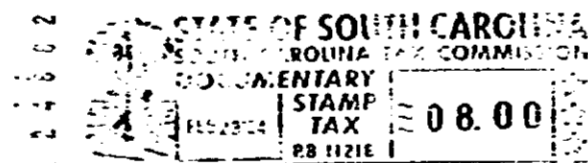
THE following protective and restrictive covenants are hereby agreed to on the described property:

1. These lots shall be used exclusively for residential purposes.
2. No noxious or offensive trade or activity shall be carried on upon these lots nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent or other outbuildings erected on this property shall at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
4. The ground floor area of the main structure, exclusive of one-store open porches, and garages shall not be less than 1,200 square feet for single family use and not less than 1,600 square feet for multi-family use.

This being the same property conveyed to the Mortgagee herein by deed of Mortgage recorded simultaneously herewith.

Mortgagee's Address: 850 Wade Hampton Boulevard, Greenville, South Carolina 29609.

Mortgagee hereby agrees to release any of the above described lots from the lien of this mortgage upon the payment of Five Thousand and No/100 (\$5,000.00) Dollars per lot.



PAID IN FULL AND SATISFIED THIS
TENTH DAY OF MAY, 1984.

WITNESS:

Handwritten signatures of witnesses
T. Walter Brashier

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had thereon, 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 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 Mortgagee 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whomsoever lawfully claiming the same or any part thereof.

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