

It is understood and agreed by and between the grantor and grantee that during the length of the lease, or any renewal thereof, held by the Southern Oil Stores on the filling station adjoining the within described property the purchaser, his heirs or assigns, will not use, or allow to be used, the within described property for the sale of gasoline or oils, nor allow it to be used for the passage of a pipe line for the transfer of gasoline or oils, nor allow it to be used for the passage of a pipe line for the transfer of gasoline; said lease is recorded in the R. M. C. Office of Greenville County in Deed Book 164, page 286, and this agreement shall be binding on the respective heirs, assigns, and successors of said parties.

The above is the same property conveyed by James L. Davenport, as Trustee, to my mother, J. S. Gunter, April 29, 1936 and recorded in Deed Book 151, page 290, R. M. C. Office for Greenville County, and same was devised to me by my mother. See Apartment 507, File 10, Probate Judge's Office for Greenville County, S. C.

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

Jean G. Arnau, her

Heirs and Assigns forever.

And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, her Heirs and Assigns, from and against me, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And I, the said mortgagor, agree to insure the house and buildings on said land for not less than Ten Thousand and No/100- - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire and windstorm during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event I shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if I the said mortgagor, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.