

conveyed to the Mortgagor on the 30th Day of September, 1958.

This property is subject to rights of way granted to the S. C. Highway Department on the record or to be put on the record.

THE GRANTOR, also, in consideration of this sum, and the additional sum of One Dollar, the receipt of which is hereby acknowledged from the Grantee herein, does hereby as a part of this conveyance, Covenant with the Grantee, her Heirs and Assigns, that he will refrain from leasing, selling or granting any of the property now owned by him West of this Parcel and fronting along the current Right of Way on S. C. By Pass 291 for a distance of more than One Thousand Feet (1000) and at least to a depth of not less than Five Hundred Feet, (500), for a business or commercial purpose, or for any other purpose than single Dwelling type Homes; this covenant to run with the land and to be incorporated by definition or by reference in any and all other parcels granted or sold or devised by the Grantor, His Heirs, Executors, or Assigns.

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 J. Guy Douglas,
His Heirs and Assigns forever. And I do hereby bind my

Heirs, Executors and Administrators to warrant and forever defend all and singular
the said Premises unto the said J. Guy Douglas, 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 the amount of this mortgage 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.