

FEB 1 12 46 PM 1967

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R.M.C. MORTGAGE OF REAL ESTATE

BOOK 1049 PAGE 223

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert Pyles and Annie Pyles

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hallie Chapman Her Heirs And Assigns,

(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

SIX HUNDRED Dollars (\$ 600.00 ) due and payable

at the rate of Thirty Dollars (\$30.00) per month, commencing on 24th of February, 1967 and the 24th day of each month thereafter, to be applied first to Interest and then to Principal until in full, with the privilege of acceleration.

with interest thereon from date at the rate of Six per centum per annum, to be paid:

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

ALL that certain piece, parcel, and lot of land with the improvements thereon located in Gantt Township, County of Greenville, State of South Carolina, being a part of the original property of the Grantor, being known as Lot No. 5 on a Plat by the Carolina Engineering and Surveying Company, executed by R. B. Bruce, Registered Land Surveyor, dated January 25, 1964, of Jaynes Knoll, being a combination of the property of the Grantor and the Late Janie Davis, deceased; and being more particularly described as follows:

BEGINNING at an iron pin at the joint corner of Lots Number 5 and 6 on Blassingame Road, and running thence along said road N. 81-42 W. 88 feet along the said road, thence N. 73-27 W. 42.0 feet along the said road, to an iron pin at joint corner of Lots 4 and 5; thence N. 15-47 E., 243.4 feet along line of division of Lots 4 and 5 to an iron pin; thence S. 74-47 E., 75.2 feet along line of division of Lots 5 and 9 to an iron pin; thence S. 2-44 W. 239.4 feet, along line of division of Lots 5 and 6 to the point of beginning.

THIS conveyance is subject to the following Covenants and Restrictions and they shall run with the land:

1. No building shall be constructed hereon or placed thereon of a value of less than Twelve Thousand (\$12,000.00) Dollars.
2. The use of this Lot is restricted to one single family house only.
3. A housetrailer, or no part thereof shall be allowed or placed on this property; Nor shall any commercial venture be allowed.
4. No cattle or livestock shall be kept or maintained on this property at any time.

Together with all and singular rights, members, herditaments, 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.

*Paid out January 6, 1970.  
Hallie Chapman  
Witness Ray Chapman*

SATISFIED AND CANCELLED OF RECORD

28 DAY OF May 1970  
*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 12:45 O'CLOCK P. M. NO. 26038