

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
NOV 20 9 51 AM 1988

BOOK 1110 PAGE 67

CLLIE H. WORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN

MORTGAGE OF REAL ESTATE

WHEREAS, I, Clifton Mobley,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Fred Bowers, his heirs & 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 Five Thousand and no/100

Dollars (\$ 5,000.00) due and payable

\$50.00 per month until paid in full.

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

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

ALL that certain piece, parcel and lot of land lying and being situate in the County and State aforesaid, in or near the village of Travelers Rest in a sub-division known as "Love Estates" and being known and designated as lot No. 59 of that said sub-division. A plat of the sub-division is recorded in the office of the R.M. C. for Greenville County in Plat Book I at pages 111 and 112 and a revised plat thereof is recorded in Plat Book K at page 31. Reference is made to the record of both plats for a more definite description of the lot. The said lot is described by courses and distances as follows, to-wit:

BEGINNING at joint corners of lots 59 and 60 on said plat on the South side of Love Drive and running thence along said Love Drive S. 60-30 W. 100 feet to lot No. 58; thence N. 25-30 W. along the line of lot No. 60 205.6 feet to the beginning corner on Love Drive."

This conveyance is made subject to the following reservations and restrictions, to-wit:

1. No portion of the aforementioned lot shall be rented or sold to any person of African descent for a period of twenty (20) years from this date, except that a servant's house may be erected thereon for the use of servants employed on the premises.
2. No house, unless it be a servant's house, shall be erected on said premises of a value of less than \$1000.00. And any such house so erected shall within three (3) months of its completion be painted, if it be constructed of woods.

It is understood and agreed that the aforementioned reservations and restrictions are to run with the land and are for the protection of the grantors and any grantee of lands in the said sub-division or the other sub-division or the "Love Estates" Plat which is recorded in the office of the R.M. C. for Greenville County in Plat Book I at page 111. And the owner of any property in the said sub-division shall have the right to enforce the said reservations and conditions by appropriate action.

It is understood and agreed that the consideration herein named includes a water tap without any additional and further charge in so far as the grantor may be concerned.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 74 PAGE 243

SATISFIED AND CANCELLED OF RECORD

29 DAY OF Nov 1988
Dennis J. Park
R.M.C. FOR GREENVILLE COUNTY, S. C.
AT 2:53 O'CLOCK P.M. NO. 33144