

BEING a portion of the same property conveyed to grantor by Deed dated November 9th, 1959, recorded in Deed Book 638, Page 220, of the Register of Mesne Conveyance for Greenville County.

THE LOT above described known as Lot No. (10) is conveyed subject to the covenants and restrictions imposed on the lots on Ghana Drive being known and designated as a portion of Tract #1 of the Richard Davis Estate and Mrs. Felicia D. Byrd as Mortgagee, is recorded in the Register of Mesne Conveyance Office for Greenville County in Plat Book M, Page 95, having and according to a plat made by J. C. Hill, R. L. S., September 25th, 1959.

THE LOT aforesaid is thereby located in a restricted area, and for residential purposes only; therefore permitting no/or any Homes to be built under the cost of \$8,500.00.

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 Mrs. Jeanne D. Threatt
her Heirs and Assigns forever. And We do hereby bind our

Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Mrs. Jeanne D. Threatt, her

Heirs and Assigns, from and against 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

her name and reimburse herself for the premium and expense of such insurance under this mortgage, with interest.