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GREENVILLE CO. S. C. BOOK 536 PAGE 401

State of South Carolina,

COUNTY OF GREENVILLE,

OCT 13 11 06 AM 1955

OLLIE FARNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware

and having ~~its principal place of business at~~ a place of business and owning property  
in the County of Greenville,  
in the State of South Carolina

for and in consideration of the  
sum of Thirteen Hundred Twenty-Five and No/100ths (\$1,325.00)- - - - -  
- - - - - dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) hereinafter named.  
(the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these presents does  
grant, bargain, sell and release unto CLYDE L. FOSTER AND GLADYS B. FOSTER

All that piece, parcel or lot of land situate, lying and being at the  
Southeastern corner of the intersection of Forest Circle and Crane  
Avenue near Monaghan Mills in the County of Greenville, State of  
South Carolina and known and designated as Lot 71 as shown on a plat  
entitled "Portion of Development No. 1. Victor-Monaghan Company  
near Greenville, S. C." made by Piedmont Engineering Service, August  
1955, and recorded in the R. M. C. Office for Greenville County in  
Plat Book JJ, at page 15, and having according to said plat the  
following metes and bounds:

BEGINNING at an iron pin on the Southern side of Forest Circle at  
the joint front corner of Lots 70 and 71 and running thence with  
the common line of said two lots S. 30-06 E. 140 feet to an iron  
pin, corner of Lot 72; thence with the line of said Lot 72, S.  
56-22 W. 145.4 feet to an iron pin on the Eastern side of Crane  
Avenue; thence with the Eastern side of Crane Avenue N. 29-20 W.  
125 feet to an iron pin; thence along a curved line, the chord of which  
is N. 17-47 E. 37.1 feet, to an iron pin on the Southern side of  
Forest Circle; thence with the Southern side of Forest Circle N.  
59-54 E. 105 feet to an iron pin, the point of beginning.

The restrictive covenants imposed on all the lots as shown on a plat  
of property of Victor-Monaghan Company, Development No. 1, made  
by R. E. Dalton Engineer, October 1941, which covenants are recorded  
in Deed Book 243 at page 146 in the R. M. C. Office for Greenville  
County, S. C., shall apply to all numbered lots as shown on the plat  
of a Portion of Development No. 1, Victor-Monaghan Company, dated  
August 1955, and recorded in Plat Book JJ, page 15, with the follow-  
ing changes and additions:

(1) Paragraph (1) of said covenants shall be deleted and the  
following substituted therefor: All numbered lots shall be known  
and described as residential lots, and no lot shall be used for any  
purpose other than for a single family residence of not more than  
two and one-half stories in height and a private garage for not more  
than three cars. Garages shall be attached to residences or located  
to the rear thereof and not in front of the residence or to the side.

(2) Paragraph (4) of said covenants shall be deleted and the  
following substituted therefor: No residence which contains less  
than 900 square feet of floor area on the ground floor of the main  
structure, exclusive of one story open porches and garages, shall  
be erected on any lot.

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