

STATE OF SOUTH CAROLINA JUN 29 3 55 PM 1956

COUNTY OF

TITLE TO REAL ESTATE

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, That CAESAR'S HEAD COMPANY, INC., a corporation chartered under the laws of the State of South Carolina and having a place of business and owning property in the aforesaid County and State of South Carolina, for and in consideration of the sum of

THREE THOUSAND & NO/100 (\$3000.00) 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 M. P. NIVEN and FELICIA B. NIVEN, their heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, Cleveland Township, at or near Caesar's Head, and having according to a recent survey and plat entitled "Property of Maj. M.P. Niven," prepared by J.D. Calmes, Reg. Surveyor, June 12, 1956, (to be recorded herewith) the following metes and bounds, to-wit:

BEING at an iron pin on the southeast side of Sunrise Drive (Hotel Section A) at the corner of property this day being sold to Walter A. Chandler; and running thence along Sunrise Drive, N. 26-11 E. 77.0 feet to a nail; thence along a curving course along said Drive (the chord of which is N. 73-30 E.) 27.3 feet to a iron pin on the southerly side of Sunrise Drive; thence continuing along said Drive, S. 58-40 E. 87.0 feet to an iron pin in line of property of ...; thence S. 26-11 W. 87.8 feet to a stake; thence along line of property being deed to Chandler, N. 63-35 W. 107.2 feet to point of beginning.

This conveyance is made, however, subject to the following restrictions which are deemed covenants running with the land:

- (1) This property may be used for residential purposes only, and no building other than a one-family dwelling may be erected thereon, garage and outbuildings excluded.
(2) No hotel, inn, boarding house, cafe, restaurant or any type of eating establishment may be erected or operated on these premises.



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 before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this 20th day of June, 1956.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Louise M. Moore and T. M. Marchant, Jr.

CAESAR'S HEAD COMPANY, INC. (LS) By [Signature] Its Pres. And [Signature] Its Sec.

State of South Carolina, COUNTY OF Greenville

PERSONALLY appeared before me Louise M. Moore and made oath that she saw T. M. Marchant, Jr. as President and Elizabeth L. Marchant as Secretary of Caesar's Head Company, Inc. a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with P. Bradley Morrah, Jr. witnessed the execution thereof.

SWORN to before me this 20th day of June, 1956. [Signature] (L. S.) Notary Public for South Carolina.

[Signature] Louise M. Moore

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Recorded this ... day of ... 19... at ... M. No. ...