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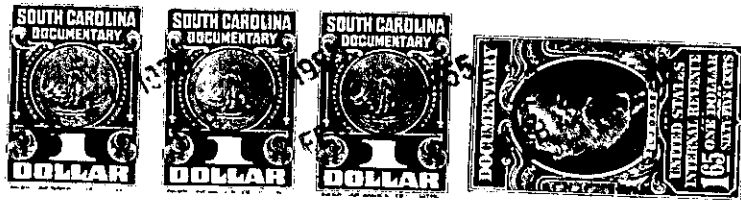
State of South Carolina,

County of GREENVILLE

GREENVILLE COUNTY

FEB 21 4 47 PM 1953

TITLE FARMERS BANK
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That **BROWN, INC.**
a corporation chartered under the laws of the State of South Carolina
and having its principal place of business at **Greenville**
in the State of **South Carolina**, for and in consideration of the
sum of **FIFTEEN HUNDRED AND NO/100 (\$1,500.00) DOLLARS**

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

JOHN K. TEMPLE, JR., his heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina known and designated as Lot No. 37 of Section I of Oak Crest as shown by a plat thereof made by C. C. Jones, being on the north side of Florida Avenue and the western side of Templewood Drive, and having, according to said plat, the following notes and bounds:

BEGINNING at a pin on the north side of Florida Avenue at the property line of said subdivision and running thence with the property line of said subdivision N. 15-04 W., 97.4 feet to a pin, corner of Lot No. 86; thence with line of Lot No. 36, N. 75-03 E., 150 feet to a pin on the western side of Templewood Drive; thence S. 14-57 E., 60 feet to a pin, corner of the curve of the intersection of Florida Avenue and Templewood Drive; thence with the curve of the intersection of Florida Avenue and Templewood Drive (S. 32-23 W.) 33.9 feet to a pin on the northern side of Florida Avenue; thence with the northern side of Florida Avenue S. 79-43 W., 25 feet to a pin; thence continuing with the northern side of Florida Avenue S. 65-49 W., 101.9 feet to a pin, the beginning corner.

Subject to the restrictions imposed on Section I of Oak Crest and recorded in the Greenville County R.M.C. Office in Vol. 517, at page 28, and subject to the further restrictions shown on said plat and to be incorporated in amended restrictions, namely:

- 1) A 5 foot drainage easement is reserved down the rear and side lot lines.
- 2) The building line shall be 35 feet along Templewood Drive.
- 3) The building line along the side of the lot adjacent to Florida Avenue shall be 20 feet instead of 10% of the width of the lot designated in said recorded restrictions. All other recorded restrictions shall apply except where inconsistent with the restrictions herein imposed.

This is a portion of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, by deed recorded in Vol. 517, at page 25. The consents of Charles H. Townes and Henry K. Townes, Jr. are recorded in said R.M.C. Office in Vol. 517, at page 190 and Vol. 517, at page 33.

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