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THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R.M.C.



WHEREAS, the Rev. R. B. Vaughn, died testate on Jan. 29, 1955 (See estate probated in File 632 package 31, Greenville County Probate office) Giving his Executrix, Bessie V. Mitchell the power to execute and deliver deeds with the approval of Woodrow R. Vaughn.

KNOW ALL MEN BY THESE PRESENTS, That I, Bessie V. Mitchell, as
Executrix of R. B. Vaughn Estate

in the State aforesaid, in consideration of the sum of FIVE (\$5.00) DOLLARS and
the exchange of property valued at \$300.00 ----- Dollars

to me in hand paid at and before the sealing of these presents
by Viola V. Clark

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Viola V. Clark, her
heirs and assigns forever:

all that piece, parcel or lot of land in Chick Springs Township, Greenville
County, State of South Carolina, located two miles Northwest from Greer,
adjoining the Fairview Baptist Church property, and being known as
Lots THIRTEEN (13 and FOURTEEN (14) on plat number ONE (1) of the
R. B. Vaughn Estate, made by H. S. Brockman, surveyor, dated July
11, 1956 and recorded in plat book LL page 29, Greenville County
R. M. C. Office and having the following metes and bounds, to wit:

Beginning at a point on the South side of Fairview Circle at the
joint front corner of lots 15 and 13 on said plat and running thence
S. 13-02 W., 221 feet along the East side of lot 15 to an iron pin
on the line of the Fairview Church property; thence N. 45-00 E.,
240.6 feet along the rear line of the M. C. Vaughn lot and the lot
of the within grantee to an iron pin on the South side of Fairview
Circle; thence N. 69-25 W., 128.3 feet along the South side of said
Fairview Circle to the beginning corner.

The within property is conveyed subject to the following protective
and restrictive covenants.

1. That the within property shall be used for residential purposes only.
2. That no dwelling shall be erected any closer than 40 feet to the road or street on which the property fronts.
3. That no dwelling shall be placed or erected on the property which shall have any less than 950 square feet of floor space.

That the within restrictions shall run with the land and shall be binding on the within grantee and all persons claiming under her for a period of 25 years.