

THE STATE OF SOUTH CAROLINA,
 COUNTY OF GREENVILLE

WHEREAS, the Rev. R. B. Vaughn died testate Jan. 29, 1955 (See estate probated in Apt. 632 file 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, the within property was offered at public auction on July 28, 1956 and the within grantees were the highest bidders.

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

in the State aforesaid, in consideration of the sum of _____

ONE THOUSAND FOUR HUNDRED AND SIXTY (\$1,460.00)*----- Dollars

to me in hand paid at and before the sealing of these presents

by Jessie V. Taylor and Bessie V. Mitchell, individually

(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 Jessie V. Taylor and Bessie V. Mitchell, individually, their heirs and assigns forever:

all that piece, parcel or lot of land in Chick Springs Township, Greenville

County, State of South Carolina, located near Greer, and lying on the South side of Vaughn Road and the East side of Hillcrest Drive and being shown as lot number ONE (1) on plat number FIVE (5) on the R. B. Vaughn Estate, made by H. S. Brockman, surveyor, dated July 19, 1956 and recorded in plat boo LL page 35, Greenville County R. M. C. office and having the following metes and bounds according to said plat, to wit:

BEGINNING at an old iron pin on the South side of Vaughn Road at the corner of the Ola Vaughn lot and running thence N. 80-00 W., 188 feet to the corner of Hillcrest Drive; thence along the East side of said drive S. 5-50 W., 95 feet to an old iron pin at Hawkins corner; thence S. 79-48 E., 190.1 feet along Hawkins land to an old iron pin; thence N. 4-35 E., 95.7 feet along the ~~Ola Vaughn~~ Roy L. Arms lot to the beginning corner.

The within property is subject to the following protective and restrictive covenants, to wit:

1. That the within described property shall be used for residential purposes only.
2. That no dwelling or other building shall be placed or 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 within described property which shall have any less than 950 square feet of floor space.

These restrictions are imposed for the present owners, their heirs and assigns, any violation or attempted violation shall entitle the present grantor her successors and assigns to bring proceeding in any court of jurisdiction to restrain such violation or for damages. these covenants are to run with the land and shall be binding on all parties and persons claiming under them for aperiod of twenty five years.

716-2-30