

STATE OF SOUTH CAROLINA,
County of GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS That Simpsonville Lumber and Supply Company
a corporation chartered under the laws of the State of South Carolina and having its principal place of business at
Simpsonville in the State of South Carolina for and in consideration of the
sum of Five and No/100 (\$5.00) dollars, and other valuable considerations, 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 Poinsett Realty Company, its Successors and Assigns, forever:

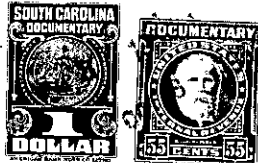
All that certain piece, parcel or lot of land in Austin Township, Greenville County,
State of South Carolina, being designated as Lot number 70 in a subdivision known as Hunters
Acres and according to a survey and plat made by W. J. Riddle in May, 1952, and recorded in the
R. M. C. Office for Greenville County in Plat Book BB, Page 51, this lot has the following
description:

Beginning on the East side of Florence Drive at the joint front corners of lots No. 70 and
71 and running thence N. 58-41 E. 202.2 ft. to an iron pin; thence N. 24-19 W. 80 ft. to an iron
pin which is at the joint rear corners of lots No. 65, 66, and 70; thence S. 58-41 W. 161.2 ft.
to an iron pin; thence running along Florence Drive S. 1-07 W. 93.9 ft. to the beginning point.

This is the same property conveyed to Simpsonville Lumber and Supply Company by Jeff R.
Richardson, Jr., by deed dated January 28, 1958, and recorded in the R. M. C. Office for
Greenville County, South Carolina, in Deed Book 593, at Page 7.

The lot described above is conveyed subject to the restrictions set forth in the above
named deed by which the Grantor acquired this property. These restrictions are as set forth
below:

- (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot.
- (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed.
- (3) The roof of the residence constructed upon said lot shall be of composition or asbestos material.
- (4) No outside toilets shall be permitted on said lot.
- (5) No hogs shall be maintained on said premises.
- (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.



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) hereinafter named, its
successors, 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) hereinafter named, and its successors, 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, R. K. Taylor, Jr., President, and Ralph S. Hendricks, Secretary,
on this the 1st day of September in the year of our Lord one thousand, nine hundred and
Fifty-Nine and in the one hundred and Eighty-Fourth year of the
Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Doris P. Richardson
Eleanor W. Wiggins

Simpsonville Lumber and Supply Company (L. S.)
By *R. K. Taylor, Jr.* President
and *Ralph S. Hendricks* Secretary

STATE OF SOUTH CAROLINA,
County of GREENVILLE

PERSONALLY appeared before me Doris P. Richardson and made oath that she
saw R. K. Taylor, Jr., as President and Ralph S. Hendricks
as Secretary of Simpsonville Lumber and Supply Company

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

Eleanor W. Wiggins, witnessed the execution thereof.

SWORN to before me this 1st day
of September A. D., 1959
Ernie D. Shelton (L. S.)
Notary Public for South Carolina.

Doris P. Richardson
304-2-11

Recorded October 8th, 1959 at 4:35 P. M. #10987