

AUG 1 12 53 PM '69

OLLIE FARNSWORTH
R. M. C.

VOL 873 PAGE 105

County Stamps Paid \$19.25
See Act No.380 Section 1

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Bobby R. Shults in consideration of the sum of Seventeen Thousand Five Hundred Dollars (\$17,500.00), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Eva Thomas, and her heirs and assigns, the following described premises:

All that piece, parcel or lot of land situate, lying and being on the northern side of Old Farr's Bridge Road located in Paris Mountain Township, Greenville County, State of South Carolina and being known and designated as Lot No. 1 according to a plat entitled "Rich Acres" dated September 20, 1965 and recorded in the R.M.C. Office for Greenville County in Plat Book GGG at page 309, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Farr's Bridge Road and running thence N. 55-30 W. 252.8 feet to an iron pin; thence running N. 60-00 E. 222.5 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence running along the common line of Lots Nos. 1 and 2, S. 33-00 E. 232.6 feet to an iron pin on the northern side of Old Farr's Bridge Road; thence running along the side of Old Farr's Bridge Road, S. 59-30 W. 125.5 feet to the point of beginning.

This property is conveyed subject to the following restrictive covenants and conditions which are intended to run with the land and shall not terminate until the year 1990.:

1. No trailer or other temporary dwellings shall be placed or erected upon this lot;
2. This property shall be used solely for residential purposes and no more than one family shall occupy a dwelling at any one time;
3. No residence shall be constructed thereon which shall have less than 1,250 square feet of floor space on the ground floor, excluding porches, breezeways, garages or other unheated areas;
4. No wall, fence or hedge shall be erected across or along the front of any lot or nearer to the front lot line than the front of the house erected thereon.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs or successors and assigns, forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's heirs or successors and against ever person whomsoever lawfully claiming or to claim the same or any part thereof.

305-B5.4-1-3.2

-1-

(Continued on Next Page)

Bobby R. Shults