

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.

AUG 19 12:50 PM 1949

OLLIE FAHNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That... E. W. O. Groce,.....

.....
in the State aforesaid, in consideration of the sum of... Seven Hundred Eighty & no/100...
..... (\$780.00)..... Dollars
to me..... in hand paid at and before the sealing of these presents
by... W. D. Grant.....
(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... W. D. Grant, his heirs and assigns, forever:

All those certain pieces, parcels or lots of land situate, lying and being on the Northwest side of Dorr Drive and on the Southwest side of Crosby Circle in Gantt Township, Greenville County, South Carolina, being shown as Lots 1 and 2 on plat of Paramount Park made by Piedmont Engineering Service, July 1949, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book W, page 57, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest side of Crosby Circle, at joint front corner of Lots 2 and 3, and running thence with the line of Lot 3, S. 28-20 W. 96.1 feet to an iron pin; thence continuing along line of Lot 3, S. 40-00 W. 72.1 feet to an iron pin; thence S. 50-30 E. 119.2 feet to an iron pin on the Northwest side of Dorr Drive; thence along the Northwest side of Dorr Drive, N. 40-00 E. 108 feet to an iron pin at the intersection of Dorr Drive and Crosby Circle; thence along Crosby Circle following a curved line (the chord being N. 14-00 E. 40.8 feet) to an iron pin; thence continuing along Crosby Circle in a curved line (the chord being N. 28-39 W. 95 feet) to an iron pin; thence still along Crosby Circle following a curved line (the chord being N. 78-37 W. 38.9 feet) to the beginning corner.

This property is conveyed subject to the following building restrictions which are applicable to Paramount Park:

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than one detached single-family dwelling or one multi-family dwelling on each of lots 58 through 76, not to exceed two and one-half stories in height and a private garage for not more than 2 cars and servants' quarters per family.

B. No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of R. E. Hughes, and property-owners representatives, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member, or members, shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any

(Over)