

State of South Carolina,

Greenville County

BOOK 483 PAGE 171
MAY 12 1951

Know all Men by these presents, That

We, T. C. Stone, E. E. Stone and Harriet M. Stone, individually and as trustee for E. E. Stone,

in the State aforesaid, in consideration of the sum of

Eighteen Hundred and No/100 - - - - - (\$1800.00) - - - - Dollars

to us paid by J. E. Meadors and J. W. Cannon

in the State aforesaid, 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 J. E. Meadors and J. W. Cannon, their heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and now within the corporate limits of the City of Greenville, being known and designated as Lot No. 31, Section H, of a subdivision known as Croftstone Acres, according to a plat thereof prepared by C. B. Dawsey Engineer, August, 1946, recorded in the R. M. C. office for Greenville County in Plat Book S, at pages 78 and 79, and having, according to a plat entitled "A revision of a portion of Croftstone Acres" prepared by Piedmont Engineering Service, August 8, 1950 and recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern edge of Broughton Drive, the joint front corner of Lots 30 and 31 of Section H, and running thence along the joint line of said lots, N. 10-37 W. 202.7 feet to an iron pin on the southeastern edge of the Southern Railway right-of-way; thence along the southeastern edge of said right-of-way, N. 72-49 E. 99.8 feet to an iron pin at the joint rear corner of Lots 31 and 32, Section H; thence along the joint line of said lots, S. 2-57 E. 219 feet to an iron pin on the northwestern edge of Broughton Drive; thence along the northwestern edge of Broughton Drive, S. 81-48 W. 70 feet to the beginning corner.

The parties hereto agree that as a part of the consideration for this conveyance the following restrictive covenants apply to the above described property; that said covenants shall run with the land and shall be binding on the parties hereto, their heirs and assigns forever:

(1) The above described property shall be used for residential purposes only.

(2) No building shall be erected, placed, or altered on the above described lot 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 elevations by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

