

The State of South Carolina,

COUNTY OF Greenville



FILED
GREENVILLE CO. S. C. BOOK 523 PAGE 525
APR 23 10 44 AM 1951
THE PUBLIC NOTARY
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, That BROWN, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Greenville in the State of South Carolina

for and in consideration of the sum of ONE THOUSAND TWO HUNDRED AND NO/100 (\$1,200.00) - - - - - Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee 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

JOHN K. TEMPLE, JR., his heirs and assigns, forever:

in Section I of Oak Crest, a subdivision of land, All that lot of land in Greenville County, South Carolina/on the Southern side of Welcome Avenue, known and designated as Lot No. 13 of the property of Brown, Inc. as shown by a plat thereof made by C. C. Jones, Engineer, which plat is recorded in Plat Book "GG", at pages 110 and 111 in the Greenville County R. M. C. Office, and having, according to said plat, the following notes and bounds:

BEGINNING at a pin on the South side of Welcome Avenue, joint front corner of Lots Nos. 12 and 13, and running thence along the South side of Welcome Avenue N. 60-02 E., 70 feet to a pin at corner of Lot No. 14; thence along line of Lot No. 14; S. 29-58 E., 150 feet to pin, rear corner of Lot No. 24; thence along rear line of Lot No. 24, S. 60-02 W., 70 feet to a pin, rear corner of Lot No. 12; thence with line of Lot No. 12, N. 29-58 W., 150 feet to the beginning corner.

In addition to the restrictions recited below, there are imposed on this lot the following restrictions shown on said plat and to be incorporated in amended restrictions:

1. The building line along the front of said lot shall be 35 feet.
2. There is reserved a 5 foot drainage easement down the rear and side lot lines.

The remainder of the proposed amended restrictions do not, by their nature, affect this lot.

This lot is subject to the restrictions imposed on Section I of Oak Crest, which restrictions are recorded in Greenville County R.M.C. Office in Vol. 517, at page 28. This is a portion of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, by deed recorded in Vol. 517, at page 25. The consents of Charles H. Townes and Henry K. Townes, Jr. are recorded in said R.M.C. Office in Vol. 517, at page 190 and in Vol. 517, at page 33.

241-1-135

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 hereinabove named, and his Heirs and Assigns forever