

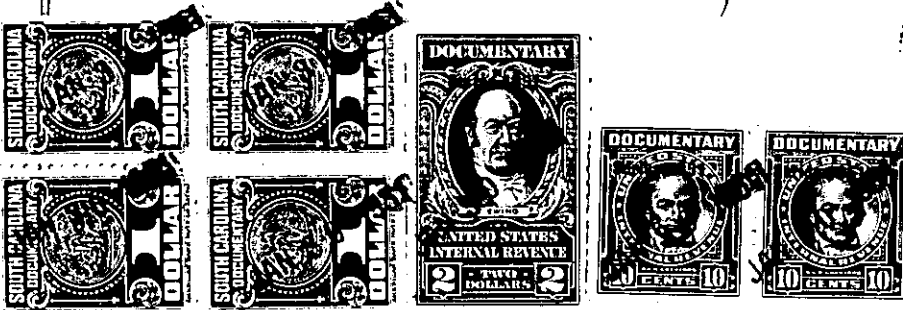
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GREENVILLE CO. S. C.

The State of South Carolina,  
County of GREENVILLE

JAN 30 11 57 AM 1951

OLLIE FARNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That T. C. STONE, HARRIET M. STONE,  
Individually and as Trustee for E. E. Stone and E. E. Stone,  
in the State aforesaid, in consideration of the sum of One Thousand Six Hundred Fifty  
and no/100 (\$1,650.00) ----- Dollars,  
to us ----- in hand paid at and before the sealing of these presents by  
James Ervin Payne

(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 James Ervin Payne:

All that piece, parcel or lot of land, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina on the Western side of Broughton Drive in a Subdivision known as Croftstone Acres, being known and designated as Lot No. 11, Section C of said subdivision, and being described according to a plat of Croftstone Acres recorded in the R. M. C. Office for Greenville County in Plat Book S at pages 78 and 79, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Western side of Broughton Drive at the joint front corner of Lots Nos. 10 and 11, Section C and running thence in a Southwesterly direction 235.4 feet to a point in the Eastern line of Lot No. 8; thence along the common line of Lots Nos. 8 and 11, Section C in a Southerly direction 65 feet to a point, the joint rear corner of Lots Nos. 11 and 12, Section C; thence along the common line of Lots Nos. 11 and 12, Section C, in a Northeasterly direction 227.4 feet to a point on the Western side of Broughton Drive; thence along the Western side of Broughton Drive N. 2-06 W. 75 feet to the beginning corner.

The parties hereto agree that as part of the consideration for this conveyance the following restrictive covenants shall 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 elevation, by the grantors herein, in the event the grantors herein fail to approve or disapprove such design and location within thirty 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.

183-4-29