

FILED BOOK 432 PAGE 449
GREENVILLE CO. S. C.

The State of South Carolina,
County of GREENVILLE.

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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
Dr. John W. Hoskins

(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these pres-
ents do grant, bargain, sell and release unto the said Dr. John W. Hoskins

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina in a Subdivision known as Croftstone Acres, being known and designated as Lot No. 23, Section G of a revised portion of Croftstone Acres as shown on a plat prepared by Piedmont Engineering Service, Greenville, S. C. dated August 8, 1950, entitled "A Revision of a portion of Croftstone Acres in and near Greenville, S. C.", said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book Y at page 91. The property herein conveyed has according to said plat the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northeastern side of Mitchell Avenue at the joint front corner of Lots Nos. 22 and 23, Section G and running thence along the common line of said lots N. 6-28 E. 216.5 feet to an iron pin; thence N. 88-40 E. 77.4 feet along the common line of Lots Nos. 15 and 23, Section G; thence S. 10-06 E. 230 feet to an iron pin, the joint rear corner of Lots Nos. 23 and 24, Block G; thence along the common line of said last mentioned lots S. 75-25 W. 116.8 feet to an iron pin on the Northeastern side of Mitchell Avenue; thence along the Northeastern side of Mitchell Avenue along a curved portion thereof N. 37-23 W. 50 feet to an iron pin, the beginning corner.

The Grantee agrees to pay taxes for the year 1951.

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 elevations, 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

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