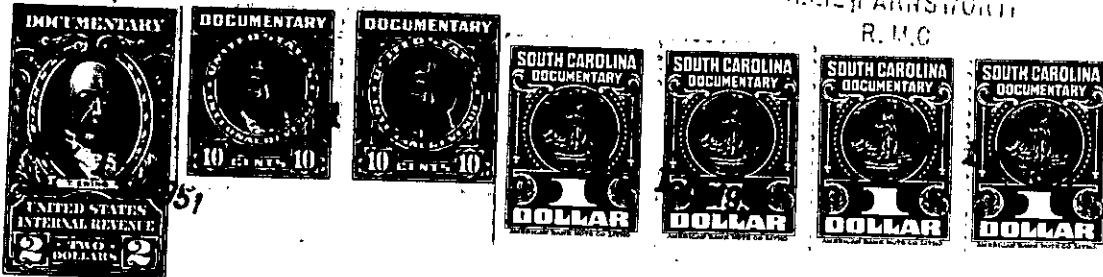


BOOK 434 PAGE 294

The State of South Carolina,
County of GREENVILLE.

GREENVILLE CO. S.C.
MAY 11 8 AM 1951

HAYNSWORTH
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 Two Thousand and no/100 (\$2,000.00)
----- Dollars,
to US ----- in hand paid at and before the sealing of these presents by
GREENVILLE HOME BUILDERS, INC. -----

(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 GREENVILLE HOME BUILDERS, INC.:

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 on the Western side of Broughton Drive in a Subdivision known as Croftstone Acres, being known and designated as Lot No. 13, Section C on a plat of a partial revision of Croftstone Acres which plat is recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book "T" at page 311. The property herein conveyed has according to the aforementioned recorded plat the following metes and bounds, courses and distances to-wit:

BEGINNING at an iron pin on the Western side of Broughton Drive at the joint front corner of Lots Nos. 12 and 13 (as revised) and running thence along the common line of said lots S. 87-17 W. 215.3 feet to an iron pin; thence S. 07-18 E. 17.1 feet to an iron pin in the rear line of Lot No. 13; thence continuing along the rear line of Lot No. 13 S. 2-50 E. 60.9 feet to an iron pin, the joint rear corner of Lots Nos. 13 and 14 (as revised); thence along the common line of Lots Nos. 13 and 14 (as revised) N. 87-57 E. 213.2 feet to an iron pin on the Western side of Broughton Drive; thence along the Western side of Broughton Drive N. 2-06 W. 80 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, successors, 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 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.

183-4-31