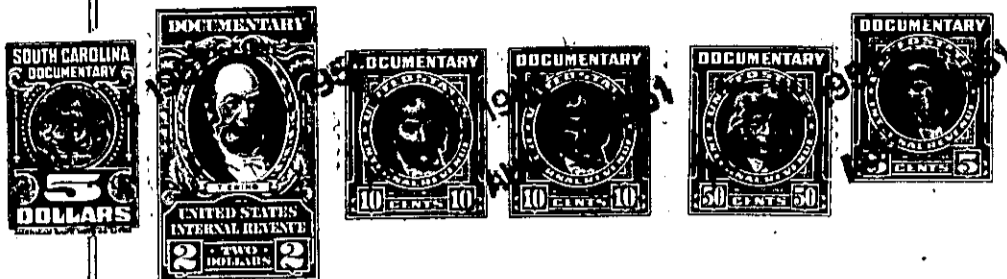


BOOK 440 PAGE 70
The State of South Carolina,
County of GREENVILLE.



FILED
GREENVILLE COUNTY
AUG 14 12 23 PM 1951
LIE FANNSWORTH
R. U. C.

KNOW ALL MEN BY THESE PRESENTS, That we, 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 Seventy-five -- --
(\$2,075.00) - - - - - Dollars,
to us in hand paid at and before the sealing of these presents by
DAVID W. BALENTINE

(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 DAVID W. BALENTINE:

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 Eastern side of Broughton Drive in
a subdivision known as Croftstone Acres, being known and designated
as Lot No. 51 of Section H as revised, and being as shown on a plat
recorded in the R. M. C. Office for Greenville County, S. C., in
Plat Book T, at page 311, dated February 26, 1951, entitled "Partial
Revision, Croftstone Acres, Greenville, S. C.", and having accord-
ing to said plat the following metes and bounds, courses and
distances, to-wit:

BEGINNING at an iron pin on the Eastern side of Broughton
Drive at the joint front corner of Lots Nos. 50 and 51, Section H
as revised, and running thence along the common line of said lots
N. 87-54 E. 249.1 feet to an iron pin; thence S. 1-47 E. 80 feet to
an iron pin, the joint rear corner of Lots Nos. 51 and 52, Section
H as revised; thence along the common line of said last mentioned
lots S. 87-54 W. 248.5 feet to an iron pin on the Eastern side of
Broughton Drive; thence along the Eastern 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 and
assigns forever:

1. The above described property shall be used for resi-
dential 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.