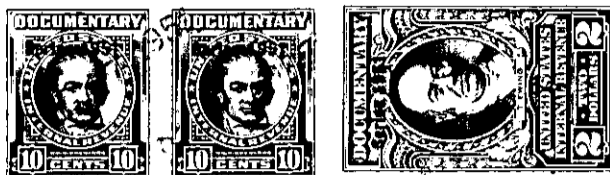


TITLE TO REAL ESTATE—Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

DEC 17 11 40 AM 1951

The State of South Carolina, }
County of GREENVILLE.

OLLIE FARNSWORTH,
R. M. 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 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
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 Mitchell Avenue, being known and designated as Lot No. 10 of Section F of Croftstone Acres Subdivision 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.", the said plat being recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book Y at page 91. According to said plat the within conveyed premises have the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Western side of Mitchell Avenue at the joint front corner of Lots Nos. 10 and 11, Section F, and running thence along the common line of said lots S. 64-42 W. 183.7 feet to an iron pin; thence S. 16-39 E. 75 feet to an iron pin, the joint rear corner of Lots Nos. 9 and 10, Section F; thence along the common line of said last mentioned lots N. 64-46 E. 132.2 feet to an iron pin on the Western side of Mitchell Avenue; thence along the Western side of Mitchell Avenue N. 16-02 E. 75 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 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.

183-10-7