

BOOK 453 PAGE 186

The State of South Carolina,
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAR 19 10 52 AM 1952
LILLIE FARNsworth
R. M. C.



For Release of Right to Re-examine & Study See Deed Book 495 Page 175

KNOW ALL MEN BY THESE PRESENTS, That Caine Realty & Mortgage
Company

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at
Greenville in the State of South Carolina

for and in consideration
of the sum of One Thousand (\$1,000.00) Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee
hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and
released, and by these presents does grant, bargain, sell and release unto J. R. Johnson, Jr.,

ALL Those two certain pieces, parcels or lots of land situate, lying
and being in the City of Greenville, County of Greenville, State of
South Carolina, having the following metes and bounds according to plat
of Piedmont Engineering Service dated March 4, 1952, to-wit:

BEGINNING At an iron pin on the East side of Carter Street Extension,
joint corner of property now or formerly owned by G. Dewey Oxner, known
as Carver Park, and running thence along the East side of Carter Street
Extension, N. 0-10 E. 95 feet to an iron pin; thence along an arc
the chord of which runs N. 46-29 E. 35.3 feet to an iron pin in the
South side of Nichols Street; thence along the South side of Nichols
Street, S. 87-12 E. 95 feet to an iron pin; thence S. 0-10 W. 120 feet
to an iron pin in the line of property now or formerly owned by G.
Dewey Oxner, known as Carver Park; thence along the line of property
now or formerly of G. Dewey Oxner, known as Carver Park, N. 87-12 W.
120 feet to the beginning corner, being known and designated as Lots
Nos. 22 and 23 on plat of property of Caine Realty & Mortgage Company
by Piedmont Engineering Service dated March 4, 1952. The above two
lots are conveyed subject to the following covenants and building re-
strictions which shall continue in force for a period of twenty-five
years from the date of this deed and which shall be applicable to the
lots hereby conveyed and also to all other lots. Said subdivision
which shall consist of all the property heretofore conveyed by the
grantee to the grantor by deed dated March 17, 1952, and recorded in
the Office of the R. M. C. for Greenville County in Deed Book 453,
Page 163.

1. The above-described lots shall be used solely for residential purposes and no structure shall be erected, altered, placed or permitted to remain on either of said lots other than a dwelling and buildings incidental to residential use. No dwelling costing less than \$3,500.00 shall be permitted on either of said lots.
2. No trailer, tent, shack, garage, barn or other outbuilding erected or placed on either of said lots shall at any time be used for a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
3. No noxious or offensive trade or activity shall be carried on upon either of said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

200-4-13-2
OUT OF 200-4-13A