

State of South Carolina,

MAY 23 10 21 AM 1955

BOOK 526 PAGE 115

Greenville County

OLLIE FAINSWORTH
R. M. C.

Know all Men by these presents, That I, W. E. McClain, of Greenville County

in the State aforesaid, in consideration of the sum of

Ten Thousand, Five Hundred and No/100 - - - - - (\$10,500.00) - Dollars
to me paid by Henry M. Power

in the State aforesaid, 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 Henry M. Power, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 2 of a subdivision known as Alden Court, according to a plat thereof prepared by J. C. Hill, Surveyor, January 15, 1955 and recorded in the R. M. C. Office for Greenville County in Plat Book BB, at Page 24, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Alden Court, joint front corner Lots Nos. 2 and 3, and running thence along the northwest side of Alden Court, N. 61-55 E. 100 feet to an iron pin at the rear corner of an unnumbered lot; thence along the rear line of said unnumbered lot and Lot No. 1, N. 30-33 W. 142.9 feet to an iron pin on the line of property belonging to Ruby L. Crenshaw; thence along Crenshaw's property, S. 60-12 W. 90 feet to an iron pin at the rear corner of Lot No. 3; thence along the line of that lot, S. 25-46 E. 139.4 feet to an iron pin on Alden Court, the point of beginning. Being a portion of the property conveyed to me by W. T. Giles and Murrell Y. Giles by deed dated December 3, 1954, and recorded in the R. M. C. Office for Greenville County in Deed Vol. 513, at page 272.

The following restrictions and protective covenants are hereby imposed by the grantor, who is the owner of all lots in Alden Court, for the benefit of all property owners in said subdivision:

- (1) The above described lot shall be used for residential purposes only and no dwelling shall be erected thereon except one detached single-family residence.
- (2) The dwelling to be erected on the above described lot shall contain not less than 870 square feet of enclosed living area.
- (3) The dwelling to be erected on the above described lot shall conform to the standards of the Federal Housing Administration; and said dwelling shall not be located nearer than 25 feet from the street line or nearer to either side line than 10 per cent of the width of the lot.

The above described property is shown on the Township Block Book at Sheet 249, Block 5, Lot 19.2. 249-5-19.2

