

BOOK 528 PAGE 106
The State of South Carolina,
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That BROWN, INC.

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 HUNDRED TWO HUNDRED AND NO/100 (\$1,200.00) 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

JOHN K. TOWNES, JR., his heirs and assigns, forever.

All that lot of land in Greenville County, South Carolina, in Section I of Oak Crest, a subdivision of land, on the Southern side of Welcome Avenue, known and designated as Lot No. 11 of the property of Brown, Inc. as shown by a plat thereof made by C. J. Jones, Engineer, which plat is recorded in the Greenville County REC Office in Plat Book "GGH", at pages 110 and 111, and having, according to said plat, the following notes and bounds; to-wit:

BEGINNING at a pin on the Southern side of Welcome Avenue at the joint front corner of Lots Nos. 10 and 11, and running thence with the Southern side of Welcome Avenue N. 60-02 E., 70 feet to a pin at corner of Lot No. 12; thence along line of Lot No. 12, S. 29-58 E., 150 feet to a pin at rear corner of Lot No. 26; thence along rear line of lot No. 26, S. 60-02 W., 70 feet to a pin at rear corner of Lot No. 10; thence along line of Lot No. 10, N. 29-58 W., 150 feet to the beginning corner.

Subject to restrictions applicable to Section I of Oak Crest, which are recorded in the Greenville County REC Office in Vol. 517, page 28 and Vol. 525, page 385. In addition to the restrictions recorded, this lot is hereby made subject to amended restrictions which provide that the building line designated on said plat and in said restrictions shall not apply as to open terraces and patios which do not depend for their support upon the structure of residential dwellings, garages, or outbuildings, said amended restrictions now being of record in Vol. 527, page 473.

This is a portion of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, by deed recorded in Vol. 517, at page 25. The consents of Charles H. Townes and Henry K. Townes, Jr. are recorded in said REC Office in Vol. 517, at page 190 and in Vol. 517, at page 33.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee hereinafter named, and his Heirs and Assigns forever