

State of South Carolina,

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S. C.

JUN 5 3 11 PM 1957

OLLIE FAHNSWORTH R. M. C.



KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.,

a corporation chartered under the laws of the State of Delaware, owning property and having a principal place of business at Greenville,

in the State of South Carolina for and in consideration of the

sum of Nine Hundred Seventy-five and No/100ths (\$975.00) ----- dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 ALMA ROGERS BATSON:

All that piece, parcel or lot of land situate, lying, and being at the intersection of Forest Circle and Crane Avenue, near Monaghan Mills, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 69 as shown on a plat entitled "Portion of Development No. 1 Victor-Monaghan Company near Greenville, S.C." made by Piedmont Engineering Service, August, 1955, and recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 15, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Forest Circle, joint corner of Lots Nos. 69 and 70, and running thence with the line of Lot No. 70, S. 30-06 E. 150.4 feet to an iron pin on the Northwestern side of Crest Street; thence with the Northwestern side of Crest Street, N. 23-50 E. 255.4 feet to an iron pin at the intersection of Crest Street and Forest Circle; thence with the Southeastern side of Forest Circle, S. 59-54 W. 206.1 feet to the point of beginning.

The restrictive covenants imposed on all lots as shown on a plat of property of Victor-Monaghan Company, Development No. 1, made by R.E. Dalton, Engineer, October, 1941, which covenants are recorded in Deed Book 243 at page 146 in the R.M.C. Office for Greenville County, S.C., shall apply to all numbered lots as shown on the plat of a Portion of Development No. 1, Victor-Monaghan Company, dated August, 1955, and recorded in Plat Book JJ, page 15, with the following changes and additions:

(1) Paragraph (1) of said covenants shall be deleted and the following substituted: All numbered lots shall be known and described as residential lots, and no lot shall be used for any purpose other than for a single family residence of not more than two and one-half stories in height and a private garage for not more than three cars. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

(2) Paragraph (4) of said covenants shall be deleted and the following substituted: No residence which contains less than 900 square feet of floor area on the ground floor of the main structure, exclusive of one story open porches and garages, shall be erected on any lot.

(3) Paragraph (7) of said covenants shall be deleted and the following substituted therefor: No building shall be located nearer to the front line of any lot than 25 feet or nearer to the side line of any lot than the distance represented by ten per cent of the lot frontage on which said building is to be located.

(4) Residences erected on Lots 69, 70, and 71 shall face on Forest Circle.

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