

STATE OF SOUTH CAROLINA,  
County of GREENVILLE

OCT 8 1959  
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KNOW ALL MEN BY THESE PRESENTS That Simpsonville Lumber and Supply Company, Inc., a corporation chartered under the laws of the State of South Carolina and having its principal place of business at Simpsonville in the State of South Carolina, for and in consideration of the sum of Five and no/100 (\$5.00) dollars, and other valuable considerations, 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 Poinsett Realty Company, its Successors and Assigns, forever:

All that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina, in Austin Township known and designated as lot No. 47 in the subdivision known as Hunters Acres according to a survey and plat made by W. J. Riddle in May, 1952, and recorded in the R. M. C. Office for Greenville County in Plat Book "BB", Page 51, reference to which is hereby craved for more complete description.

This is the same property conveyed to Simpsonville Lumber and Supply Company, Inc., by G. R. Richardson, by deed dated January 8, 1958, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 591, at Page 374.

The above lot is conveyed subject to the following restrictions which shall inure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.



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(s) hereinabove named, its successors, heirs and assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and its successors, heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

In witness whereof the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, R. K. Taylor, Jr., President, and Ralph S. Hendricks, Secretary, on this the 1st day of September in the year of our Lord one thousand, nine hundred and Fifty-Nine and in the one hundred and Eighty-Fourth year of the Sovereignty and Independence of the United States of America.

Signed, sealed and delivered in the presence of:

Doris P. Richardson  
Eleanor W. Wiggins

Simpsonville Lumber and Supply Company, Inc.  
By R. K. Taylor, Jr. President  
and Ralph S. Hendricks Secretary

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PERSONALLY appeared before me Doris P. Richardson and made oath that she saw R. K. Taylor, Jr. as President and Ralph S. Hendricks as Secretary of Simpsonville Lumber and Supply Company, Inc. a corporation chartered under the laws of the State of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with Eleanor W. Wiggins, witnessed the execution thereof.

SWORN to before me this 1st day of September A. D. 19 59  
Eleanor W. Wiggins (L.S.)  
Notary Public for South Carolina

Recorded October 8th, 1959 at 4:35 P. M. #10987  
304-3-35