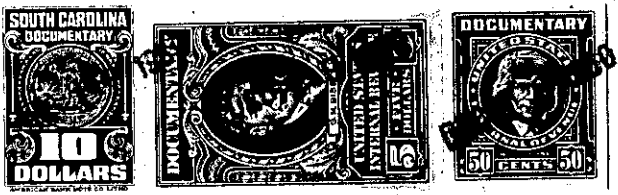


THE STATE OF SOUTH CAROLINA, } DEC 19 10 26 AM 1960
COUNTY OF GREENVILLE

OLLIE B. WORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, E. M. BISHOP

in the State aforesaid, in consideration of the sum of

Five Thousand and no/100 ----- Dollars

to me in hand paid at and before the sealing of these presents by F. S. LEAKE, JR. and G. SIDNEY GARRETT and F. S. LEAKE, SR.

(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 F. S. LEAKE, JR. and G. SIDNEY GARRETT and F. S. LEAKE, SR., their heirs and assigns, forever:

ALL those lots of land situate on the Southwest side of Peachtree Lane and on the Northwest side of Maple Drive, near the Town of Mauldin, in Greenville County, South Carolina, being shown as Lots 44, 45, 59, 60 and 61 on Plat of Peachtree Terrace made by Dalton & Neves, Engineers, January 1956, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book EE, Page 189, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Maple Drive at joint front corner of Lots 58 and 59, and runs thence with the line of Lot 58, N. 39-18 W., 174 feet to an iron pin; thence N. 50-28 E., 75 feet to an iron pin; thence N. 36-28 E., 206.3 feet to an iron pin in the rear line of Lot 45; thence along the rear line of Lot 45, N. 49-0 W., 11.8 feet to an iron pin; thence with the line of Lot 46, N. 41-0 E., 175 feet to an iron pin on the Southwest side of Peachtree Lane; thence along Peachtree Lane, S. 49-0 E., 160 feet to an iron pin; thence with the curve of Peachtree Lane and Maple Drive (the chord being S. 0-30 W., 36 feet) to an iron pin on the Northwest side of Maple Drive; thence with Maple Drive, S. 46-03 W., 37.5 feet to an iron pin; thence with the curve of Maple Drive (the chord being S. 38-22 W., 100 feet) to an iron pin; thence still along Maple Drive, S. 32-28 W., 70.1 feet to an iron pin; thence still with Maple Drive, S. 34-17 W., 43.7 feet to an iron pin; thence continuing along Maple Drive, S. 40-17 W., 100 feet to an iron pin; thence still with Maple Drive, S. 49-0 W., 108 feet to the beginning corner.

These lots are conveyed subject to the following restrictions:

- 1. This lot shall be used exclusively for residential purposes.
- 2. Any residence constructed on said lot shall be of frame or brick construction.
- 3. No dwelling shall be constructed on said property having less than 1200 square feet on the first story exclusive of open porches, breezeways and car ports.

Lot 61 on the plat referred to above is conveyed subject to the 5-foot drainage easement along the Southwest edge of said lot as shown on the recorded plat.

176.2-1-70, 71, 85, 86 + 87