

GREENVILLE
DEC 29 2 45 PM 1961
OLLIE FARMER
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that We, Simpsonville Investors Incorporated
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Simpsonville, State of South Carolina, in consideration of
One Thousand and No/100 -- (1,000.00) Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Keith M. and Sara K. Honeycutt, their heirs or assigns:

All that certain piece, parcel or lot of land lying and being situate
in Austin Township, Greenville County, State of South Carolina, in the
Town of Simpsonville, located on the east side of Palmetto Street and
being known and designated as lot number 6 on the plat of property of
Simpsonville Investors, Inc., plat thereof made by C. O. Riddle, Surveyor,
in July, 1959 and recorded in the Greenville County R.M.C. Office and
having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Palmetto Street at corner of
line of property of F. W. Garrison and running thence along said Garrison
line N. 55-47 E. 150.7 feet to an iron pin; thence N. 22-20 W. 86.6 ft.
to an iron pin; thence S. 67-40 W. 147.6 ft. to an iron pin on Palmetto
Street; thence along said Palmetto Street S. 22-20 E. 117.6 ft. to the
beginning corner and being a portion of the same property conveyed to
Simpsonville Investors, Inc. by Frank W. Garrison and others by deed
recorded in Vol. 628, at page 519 in the Greenville County R.M.C. Office.

The above described lot is conveyed subject to the following restrictions:

- 1- No building is to be erected or used for commercial purposes on said lot;
- 2- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts;
- 3- Any dwelling erected on said lot shall contain at least 1200 sq. feet of floor space on the first floor exclusive of porches and garage; shall cost a minimum of \$ 10,000.00; shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer;
- 4- No outbuilding with the exception of a garage shall be erected within 60 feet of the street on which said lot fronts;
- 5- No goats or pigs are to be kept on said lot;
- 6- Any fences erected shall be at least 60 feet from the property line of the street on which the lot fronts.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 10th day of November 19 61.

SIGNED, sealed and delivered in the presence of:

Ann St. Hughes
Edith D. Abby

SIMPSONVILLE INVESTORS INCORPORATED (SEAL)
A Corporation
By: *[Signature]*
President
[Signature]
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of November 19 61.
[Signature] (SEAL)
Notary Public for South Carolina.

[Signature]

RECORDED this 29th day of December 19 61, at 2:45 P.M. M., No. #16 228

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