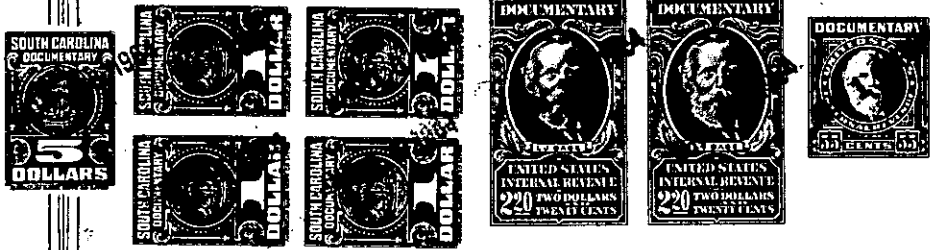


THE STATE OF SOUTH CAROLINA

NOV 16 4 14 PM 1964

BOOK 751 PAGE 161

COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS That Homas, Inc. of Greenville, S.C.,  
a South Carolina corporation

in the State aforesaid, in consideration of the sum of \_\_\_\_\_

Four Thousand Two Hundred Fifty and no/100 Dollars

to it in hand paid at and before the sealing of these presents

by Mitchell L. Flynn

(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 Mitchell L. Flynn, his heirs and assigns:

all that piece, parcel or lot of land in \_\_\_\_\_ Township, Greenville

County, State of South Carolina being a part of Lot 47 of Super Highway Homesites as shown on a plat recorded in the RMC Office for Greenville County in Plat Book P at page 53 and having, according to a more recent plat entitled "A portion of Lot 47 of Super Highway Home Sites " by Webb Surveying and Mapping Co., dated June 11, 1964, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Meridian Ave., said pin being S 82-51 E 25 feet from the northeastern corner of (or the nearest corner to) Lot 34, and running thence with Meridian Ave. S 82-51 E 67 feet to an iron pin; thence S 15-52 E 74 feet to an iron pin; thence S 74-08 W 75 feet to an iron pin; thence N 15-52 W 62 feet to an iron pin; thence N 3-23 E 40 feet to the beginning corner.

This conveyance is subject to all easements, rights of ways and restrictions which may appear of record, including those restrictions recorded in the RMC Office in Deed Book 291 at page 369 and the erection, mainenance and/or use of any building on the aforesaid premises shall comply with the above referenced restrictions including paragraph J of those contained in Deed Book 291 at page 369.

The following additional restrictions are imposed:

1. The floor level, building location and architectural design and appearance shall have the written approval of the grantor, its successors and assigns, including any addition or alteration to the building provided, however, that the grantor, its successors or assigns, shall approve or disapprove within 30 days after submission of the plans to it by the grantee and failure to act by the grantor within such time shall be considered as approval of such plans.

2. The front or face of any building constructed on the above described premises shall be along or to the course S 15-52 E 74 feet but the building shall conform to the set back line of 40 feet from Meridian Ave.

Should the course or line given in the above description as S 15-52 E 74 feet be extended to Lee Avenue, the grantor agrees that neither it nor its successors or assigns shall construct a building east of said line nearer than sixty five feet to said line as extended. This shall not prevent or prohibit the constructions of buildings west of said line to any extent.

(Continued on next page) <sup>-271-</sup> P15.3-1-33  
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