

where property of Pearle R. Daniel corners with property now or formerly of Simpsonville Feed Mill; thence running S. 47-45 E. 412.45 feet to a point; thence S. 38-51 E. 312.1 feet to a point; S. 38-51 E. 216.3 feet to a point in the center of Old Laurens Road; thence with center of said road S. 32-20 E. 187.75 feet to a point; thence S. 37-07 E. 96.8 feet to a point in the center of said road; thence S. 75-50 W. 637.1 feet, to a point in the center of Fairview Road; thence N. 14-10 W. along the center of said road 862.75 feet to a point; thence N. 7-01 W. 91.58 feet to a point; thence N. 7-08 E. 67.6 feet; thence N. 23-11 E. 93.85 feet to the point of beginning.

The Grantor reserves to herself and to her heirs, successors and assigns an easement and right of way 20 feet in width, the center line of which extends across the eastern corner of said tract and which is shown on the above-mentioned plat, for the purpose of the installation, operation, maintenance and repair of a sanitary sewer or sewer line provided, however, same shall be installed with suitable materials and maintained underground in such a manner as to permit the free and unobstructed passage of persons and vehicles, including railroad trains over the right of way herein granted for ingress and egress between the grantee's property herein conveyed and Old Laurens Road, same to be installed and maintained at no expense to the grantee.

The above-described property is hereby conveyed subject to the following conditions and restrictions upon the use thereof, to-wit:

1. It shall not be used or occupied at any time for any purpose other than commercial, light industrial, light manufacturing, warehousing, jobbing and wholesaling purposes and activities of a similar nature, and any part shall likewise be restricted to such use.
2. No part of the property herein described shall be divided into tracts of less than Two (2) acres in size, with frontage on a street or road of less than Two Hundred (200') Feet. No building shall be built nearer than Twenty-five (25') Feet to a street or road upon which it faces, nor nearer than Twenty (20') Feet to any side or rear line.
3. All buildings erected on said premises shall be of masonry, or pre-painted or pre-baked enamel roll-formed metal panels such as are used in pre-engineered steel buildings, or other substantial construction material; those of sheet iron, corrugated iron or other similar inferior building materials are specifically excluded and no temporary buildings, except for use in construction shall be erected.
4. There shall be no outside storage upon said premises unless adequately screened, and there shall be no disposal or refuse or sewage on same.
5. The building or buildings on any one lot shall not occupy more than Seventy-five (75%) percent of the lot area, and the unoccupied lot area shall

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