

VCL 1060 PAGE 462

THE STATE OF SOUTH CAROLINA

Grantee's Address: P.O. Box 566
Fountain Inn, S.C.
29644COUNTY OF GREENVILLE, FILED
GREENVILLE CO. S.C.1978 9 28 AM
DORRIS S. TANKERSLEY
CLERKKNOW ALL MEN BY THESE PRESENTS That KENNETH S. WHITE AND PEGGYT. WHITEin the State aforesaid, in consideration of the sum of FIFTY & NO/100 (\$50.00) -----

Dollars

to them in hand paid at and before the sealing of these presentsby MELVIN K. YOUNTS(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 MELVIN K. YOUNTS, his heirs and assigns forever,

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

County, State of South Carolina, near Fountain Inn, and being shown as 2.75 acres on a plat of the North Portion of J. A. Thomason Estate prepared by J. L. Montgomery, III dated May 1976 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of a County Road (Willie Road), joint corner with 13.75 acre tract, and running thence S. 88-47 E. 600 feet to an iron pin; thence turning and running N. 1-00 E. 200 feet to an iron pin; thence turning and running N. 88-47 W. 600 feet to an old iron pin in or near the center of said road; thence along the center of said road, S. 1-00 W. 200 feet to a nail and cap to the point of beginning.

This being a portion of the property as conveyed to the Grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1038, at Page 193.

This property is subject to the below restrictions until January 1, 2025:

-65-562.1-1-14.2

1. This property may only be used for residential purposes and not used in any commercial manner. (Commercial manner does not exclude horses, cattle, fowl, flowers, vegetation or crops so long as such is maintained in a non-offensive manner to adjacent property owners.)
2. Any residence constructed thereon must have a front set-back line of at least 100 feet and no closer to any side line that 25 feet.
3. No construction of any type shall be maintained in front of the residence other than shrubbery, trees, plantings, and beautification items. Ornamental and decorative fences are not prohibited.
4. No mobile homes, tents, campers or any other type modular construction shall be permitted to be placed on the property for residential purposes.

562.1-1-14.2