THE STATE OF SOUTH CAROLINA E CO. S. C

COUNTY OF

GREENVILZE 3 15 FU '77

DONNIE S.TANKERSLEY R.M.C Grantee's Address: 1061 FAS 182

113 Weathers Circle Fountain Inn, S. C. 29644

KNOW ALL MEN BY THESE PRESENTS That WILLIAM SEABORN,

ETEMV 6 NO/100 /650 00)

in the State aforesaid, in consideration of the sum of FIFTY & NO/100 (\$50.00) --

\_\_\_\_ Dollars

to <u>him</u> in hand paid at and before the sealing of these presents

by KENNETH S. WHITE AND PEGGY T. WHITE,

(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 KENNETH S. WHITE AND PEGGY T. WHITE, their heirs and assigns,

all that piece, parcel or lot of land in

Township, Greenville

County, State of South Carolina, near Fountain Inn, and being shown as 2.6 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 an iron pin on the eastern side of Triangle Pine Road, said pin being 704.91 feet from the intersection of Triangle Pine Road and S.C. 418 Extension (also known as Jenkins Bridge Road) and running thence along said triangle pine road N. 1-46 E. 200 feet to an iron pin; thence S. 88-45 E. 571.28 feet to an iron pin; thence S. 4-17 W. 200 feet to an iron pin; thence N. 88-47 W. 562.5 feet to an iron pin, being 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 1016, at Page 701.

This property is subject to the below restrictions until January 1, 2025:  $\frac{1}{2} = \frac{1}{2} =$ 

- 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.
- 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.

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