RPFEHVILLE CO. S. C.

## State of South Carolina, - NOV 24 2 5/ PM 1954

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Know all Men by these presents, That

OLLIE FARMSWORTH

We, T. C. Stone, E. E. Stone, and Harriet M. Stone, individually and as trustee for E. E. Stone,

in the State aforesaid, in consideration of the sum of

Two Thousand, One Hundred, Fifty and No/100 - - - - - (\$2,150.00) - - - - - Dollars

paid by G. F. Wakefield

in the State aforesaid, 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 G. F. Wakefield, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of a plat entitled "A Revision of a portion of Croftstone Acres" prepared by Piedmont Engineering Service, August 8, 1950 and recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Olwell Avenue, joint front corner of Lots Nos. 18 and 19, Section G, and running thence along the eastern side of Olwell Avenue, following the curvature thereof, the chord of which is N. 9-30 W., 24 feet to an iron pin; thence continuing along the eastern edge of Olwell Avenue, N. 17-35 W. 91 feet to an iron pin; thence continuing along the eastern edge of Olwell Avenue as it intersects with the southern side of Broughton Drive, the chord of which is N. 27-25 E., 28.2 feet to an iron pin on the southern edge of Broughton Drive; thence continuing along the southern edge of Broughton Drive, following the curvature thereof, the chord of which is N. 72-25 E. 85 feet to an iron pin; thence continuing along the southern edge of Broughton Drive, the chord of which is N. 81-50 E., 70 feet to an iron pin at the front corner of Lot No. 17, Section G; thence along the line of that lot, S. 4-08 E. 145 feet to an iron pin at the common corner of Lots Nos. 17, 18 and 19, Section G; thence along the line of Lot No. 19, Section G, S. 79-24 W. 145 feet to the beginning corner.

The parties hereto agree that as a part of the consideration for this conveyance the following restrictive covenants apply to the above described property; that said covenants shall run with the land and shall be binding on the parties hereto, their heirs and assigns forever:

- (1) The above described property shall be used for residential purposes only.
- (2) No building shall be erected, placed, or altered on the above described lot until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevations by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

The above described lot is subject to various easements for the installation and maintenance of public utilities, including a right-of-way for a 24 inch water pipe as shown on the plat above mentioned. **7**うら・こ・1