

THE STATE OF SOUTH CAROLINA,

NOV 13 4 50 PM 1968

COUNTY OF GREENVILLE

CLERK OF COURT



County Stamps Paid \$2.20

See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, That I, H. D. QUINN

in the State aforesaid, in consideration of the sum of Two Thousand and No/100 (\$2,000.00) Dollars

to me in hand paid at and before the sealing of these presents by Lloyd Gilstrap

(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 LLOYD GILSTRAP, His Heirs and Assigns, Forever:

ALL that lot of land situate on the East side of Greenleaf Drive, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 43 on Plat of Quinlan Acres, made by Jones Engineering Services, August 1, 1968, recorded in the RMC Office for Greenville County, S. C., in Plat Book WWW, Page 29, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Greenleaf Drive at the joint front corner of Lots 43 and 44 and runs thence along the line of Lot 44, N. 75-34 E. 175 feet to an iron pin in the center of a 10-foot drainage easement; thence along the center of said drainage easement, N. 20-26 W. 67.3 feet to an iron pin on the South side of Greenleaf Court; thence with the curve of Greenleaf Court (the chord being N. 74-39 W. 52 feet to an iron pin; thence still along Greenleaf Court, S. 87-00 W. 100 feet to an iron pin; thence with the curve of Greenleaf Court and Greenleaf Drive (the chord being S. 42-0 W. 28.3 feet) to an iron pin on Greenleaf Drive; thence along Greenleaf Drive, S. 3-00 E. 20 feet to an iron pin; thence still along Greenleaf Drive, S. 15-53 E. 75.6 feet to the beginning corner.

This is a portion of that property conveyed to me by deed of B. D. Quinn, et al, recorded in Deed Book 260, Page 233.

This property is conveyed subject to the following restrictions and the 10-foot drainage easement along the rear of the lot as shown on recorded plat referred to above.

1. This property shall be used solely and exclusively for a single family residential dwelling.
2. No residence shall be located on said lot nearer than 45 feet to the front lot line along Greenleaf Drive or nearer than 10 feet to any side lot line.
3. No residence shall be erected on said lot with a ground floor area of less than 1200 square feet exclusive of open porches and garage.
4. No trailer, basement, tent, shack, garage, barn or other outbuildings erected upon said lot shall at anytime be used as a residence temporary or permanent. No structure of a temporary nature shall be used as a residence. No house trailer shall be permitted on this lot.
5. No livestock, cattle, swine, sheep, goats, chickens, ducks, geese, or other such fowls and animals shall be kept on said lot.

This conveyance is SUBJECT to all restrictions, set back lines, roadways, easements and rights of way, if any, affecting the above property.

-305-B5.4-1-118 out of B5.4-1-11