

TITLE TO REAL ESTATE—Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.

1952 17 9 10 AM

The State of South Carolina,
County of GREENVILLE.

THE PUBLIC OFFICE
S.C.



KNOW ALL MEN BY THESE PRESENTS, That WE, T. C. STONE, HARRIET M. STONE,
INDIVIDUALLY AND AS TRUSTEE FOR E. E. STONE, AND E. E. STONE,
in the State aforesaid, in consideration of the sum of Two Thousand and no/100 (\$2,000.00)
-----Dollars,
to us ----- in hand paid at and before the sealing of these presents by
Bert B. Knight, Jr. and Jean H. Knight -----

(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 BERT B. KNIGHT, JR. AND JEAN H. KNIGHT:

All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of Broughton Drive and Olwell Avenue in a subdivision known as Croftstone Acres, being known and designated as Lot No. 1, Section E, as shown on a plat prepared by Piedmont Engineering Service, Greenville, S. C., dated August 3, 1950, entitled "A Revision of a Portion of Croftstone Acres in and near Greenville, S. C.", said plat being recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book Y at page 91. According to said plat the within conveyed premises have the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Broughton Drive at the joint corner of Lots Nos. 1 and 2, Section E, and running thence along the common line of said lots S. 17-35 E. 128.7 feet to an iron pin in the Northern line of Lot No. 14, Section E; thence along the common line of Lots Nos. 1 and 14, Section E, N. 54-51 E. 173.1 feet to an iron pin on the Western side of Olwell Avenue; thence along the western side of Olwell Avenue N. 17-35 W. 55 feet to a point; thence along the curve of Olwell Avenue as it converges with Broughton Drive, the chord of which curve runs N. 62-35 W. 28.2 feet to a point on the Southern side of Broughton Drive; thence along the Southern side of Broughton Drive S. 72-35 W. 150 feet to the beginning corner.

The Grantees agree to pay taxes for the year 1952.

The parties hereto agree that as part of the consideration for this conveyance the following restrictive covenants shall 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 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.

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