

The State of South Carolina,
County of GREENVILLE.

1952



KNOW ALL MEN BY THESE PRESENTS, That WE, T. C. STOLE, HARRIET L. STONE,
INDIVIDUALLY AND AS TRUSTEE FOR E. E. STONE, AND E. E. STONE,
in the State aforesaid, in consideration of the sum of One Thousand Six Hundred and no/100
(\$1,600.00) ----- Dollars,
to us ----- in hand paid at and before the sealing of these presents by
JAMES M. BRUCE -----

(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 JAMES M. BRUCE: -----

All that certain piece, parcel or lot of land situate, lying and being
in the City of Greenville, County of Greenville, State of South Caro-
lina on the Northwestern side of Olwell Avenue in a subdivision known
as Croftstone Acres, being known and designated as Lot No. 11, Section
B, as shown on a plat of a revised portion of Croftstone Acres prepared
by Piedmont Engineering Service, Greenville, S. C. dated August 7, 1950,
and recorded in the R. & C. Office for Greenville County, S. C. in Plat
Book "Y" at page 91, and having according to said plat the following
metes and bounds, courses and distances to-wit:

BEGINNING at an iron pin on the Northwestern side of Olwell Avenue at
the joint front corner of Lots Nos. 10 and 11, Section B, and running
thence along the common line of said lots N. 46-20 W. 140 feet to an
iron pin; thence along the common line of Lots Nos. 9 and 11, Section B,
N. 7-55 W. 34 feet to an iron pin; thence N. 54-51 E. 60 feet to an iron
pin at the joint rear corner of Lots Nos. 11 and 12, Section B; thence
along the common line of said last mentioned lots S. 46-20 E. 155 feet
to an iron pin on the Northwestern side of Olwell Avenue; thence along
the Northwestern side of Olwell Avenue S. 43-40 W. 80 feet to the be-
ginning corner.

The grantee agrees 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.

1952-11-17