

GREENVILLE CO. S.C.

BOOK 484 PAGE 323

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

AUG 25 11 21 AM 1953

R.M.C.

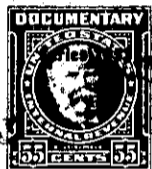
KNOW ALL MEN BY THESE PRESENTS, That I, Hugh O. Padrick, Jr., as Trustee

in the State aforesaid, in consideration of the sum of Three Hundred Forty Two (\$342.00)

..... Dollars to me in hand paid at and before the sealing of these presents

by J. R. Nelson and Izara Nelson

(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 J. R. Nelson and Izara Nelson



all that piece, parcel or lot of land in Saluda Township,

County, State of South Carolina on the west side of the Buncombe Road in Saluda

Township, and being a portion of the lands conveyed to Hugh O. Padrick,

Je. as Trustee by Hugh O. Padrick by deed dated June 10, 1953, recorded in Deed Book 481, Page 27, R. M. C. Office, Greenville County. The lot in question is known and designated as lot number 61 in a subdivision designated as Bonaire Heights Park as shown on a plat made by J. Mac Richardson, Reg. Land Surveyor, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_. Said lot lies on the south side of Laurel Drive and by courses and distances is described as follows: BEGINNING at an iron pin on the south side of said Laurel Drive at joint corners of lots numbers 60 and 61 in said subdivision and running thence S. 25 W. 180 feet to corner; thence N. 53-45 W. 55 feet to corner; thence S. 25 W. 180 feet to corner on south side of Laurel Drive; thence along the southern side of the said Laurel Drive S. 53-45 E. 55 feet to the beginning corner. Said lot lies in Section A of Block 1 in said subdivision.

This conveyance is made subject to the restrictions and reservations as hereinafter set forth which said reservations and restrictions are uniform as to all lots on Plat No. 1 in Section A, Block 1 of the Bonaire Heights Park Subdivision and run with the land. They are:

1. The lots may be used for residential purposes only.
2. No building of a permanent nature, consisting of less than 650 square feet shall be erected on the front 2/3 of any lot, but on the rear 1/3 of the lot a garage apartment may be erected, and so may servant quarters;
3. No building may be erected within 15 feet of the street or road upon which the lot faces;
4. An easement of 5 feet on all property lines is reserved for public utility purposes on all lots in said subdivision.
5. Occupancy of any building, or buildings is prohibited unless the outside thereof is completely finished;