

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

SEP 10 4 22 PM '18



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 and 0/100
(\$342.00) Dollars

to me in hand paid at and before the sealing of these presents
by Fred W. Cobb

(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 Fred W. Cobb

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

County, State of South Carolina on the western side of the Buncombe Road, in a
subdivision known as Bonaire Heights Park and is specifically designated
as Lot No. 60 on a plat known as Plat No. 1 in Section A, Block 1 of the
said subdivision, a plat of which is recorded in Plat Book _____,
Page _____, R. M. C. Office, Greenville County. Said plat was made by
J. MAC RICHARDSON, Reg. Land Surveyor. The said lot of land is de-
scribed by courses and distances as follows: BEGINNING at an iron pin
on the southern side of Laurel Drive at joint corners of lots numbers
60 and 61 and runs thence S. 25 W. 180 feet to iron pin; thence S.
65 W. 55 feet to corner of lot number 59 in said subdivision; thence
along the joint line of lots numbers 59 and 60 N. 25 E. 180 feet
to iron pin in southern side of Laurel Drive; thence along said Laurel
Drive N. 65 W. 55 feet to the beginning corner.

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 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;
6. All buildings shall have inside plumbing connected with a sewerage system or a properly constructed septic tank;
7. Outside toilets or privies are prohibited.