

FEB 26 12 43 PM '55

BOOK 495 PAGE 13

State of South Carolina,

Greenville County

OLLIE FARNSWORTH
R. M. C.

Know all Men by these presents, That

We, T. C. Stone, E. E. Stone and Harriet M. Stone, individually and as trustee for E. E. Stone

in the State aforesaid, in consideration of the sum of

Twenty-Two Hundred, Fifty and No/100 - - - - - (\$2250.00) - - - - Dollars

to us paid by J. D. Sadler and Mary Lou Sadler

in the State aforesaid, 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. D. Sadler and Mary Lou Sadler, their heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, being known and designated as Lot No. 22, Section G, of a subdivision known as Croftstone Acres, according to a plat thereof recorded in the R.M.C. office for Greenville County in Plat Book S, at pages 78 and 79, and having, according to a plat entitled "A revision of a portion of Croftstone Acres" prepared by Piedmont Engineering Service, August 8, 1950, and recorded in the R. M. C. office for Greenville County in Plat Book Y, at page 91, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Mitchell Avenue, the joint front corner of Lots 21 and 22, Section G, and running thence along the joint line of said lots, N. 40-30 W. 149 feet to an iron pin on the rear line of Lot No. 20; thence along the rear lines of Lots 20 and 19, Section G, N. 40-10 E. 138.9 feet to an iron pin at the joint rear corner of Lots 19 and 17, Section G; thence along the rear line of Lots 17 and 16, Section G, N. 88-40 E. 81.6 feet to an iron pin at the joint rear corner of Lots 15 and 16, Section G; thence along the joint line of Lots Nos. 22 and 23, Section G, S. 6-28 W. 216.5 feet to an iron pin on Mitchell Avenue; thence along the line of Mitchell Avenue, following the curvature thereof, the chord of which is S. 85-0 W., 50 feet to the beginning corner.

The parties hereto agree that as a part of the consideration for this conveyance the following restrictive covenants 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 (30) 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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GRANTEE TO PAY 1954 TAXES.

