

FILED

GREENVILLE CO. S.C.

BOOK 717 PAGE 493

THE STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

MAR 5 10 13 AM 1963

OLLIE FARNSWORTH  
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That I, H. D. QUINN

in the State aforesaid, in consideration of the sum of  
One Thousand and 00/100 -----(\$1,000.00) ----- Dollars

to me in hand paid at and before the sealing of these presents  
by DONALD F. TESENIAR and GLORIA B. TESENIAR

(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 DONALD F. TESENIAR and GLORIA  
B. TESENIAR, their heirs and assigns, forever:

ALL that lot of land situate on the South side of Quinlan Drive,  
near the City of Greenville, in Greenville County, S. C., being shown  
as a greater portion of Lot No. 5 and a part of an un-numbered lot  
lying West of and adjacent to Lot No. 5 on plat of Quinlan Acres,  
made by C. C. Jones, Engineer, recorded in the R. M. C. Office for  
Greenville County, S. C., in Plat Book WW, Page 128, and  
having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Quinlan Drive at joint  
front corner of Lots 4 and 5, and runs through Lot No. 5, S. 11-23 E.,  
226.4 feet to an iron pin in the rear line of Lot No. 5; thence S.  
84-45 W., 125 feet to an iron pin; thence along line of other property  
of grantor, N. 2-28 W., 267.1 feet to an iron pin on the South side  
of Quinlan Drive (the chord being S. 66-44 E., 100 feet) to the beginning  
corner.

This property is conveyed subject to the following restrictions:

1. This property shall be used solely and exclusively for a single family residential dwelling.
2. No residence shall be located on said lot nearer than 25 feet to the front lot line along Quinlan Drive or nearer than 10 feet to any side lot line.
3. No residence shall be erected on said lot with a ground floor area of less than 1200 square feet exclusive of open porches and garage.
4. No trailer, basement, tent, shack, garage, barn or other outbuildings erected upon said lot shall at anytime be used as a residence temporary or permanent. No structure of a temporary nature shall be used as a residence. No housetrailer shall be permitted on this lot.

This is a portion of that property conveyed to me by deed of E. D. Quinn, et al, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 260, Page 233, dated March 24, 1943, and the remaining interest was acquired by me by inheritance as one of the heirs at law of J. W. Quinn.

-305- B5.4-1-55.1

OUT OF B5.4-1-55

(CONTINUED ON NEXT PAGE)

ALSO

Pt OF B5.4-1-55.1

OUT OF B5.4-1-11 -> C. 2340

SEE PLAT CCC-147