

JAN 28 4 23 PM 1964

BOOK 741 PAGE 87

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

OLLIE FARRSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Simpsonville Investors, Inc.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Simpsonville, State of South Carolina, in consideration of Fifteen Thousand Five Hundred and No/100 --(15,500.00) --

Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto

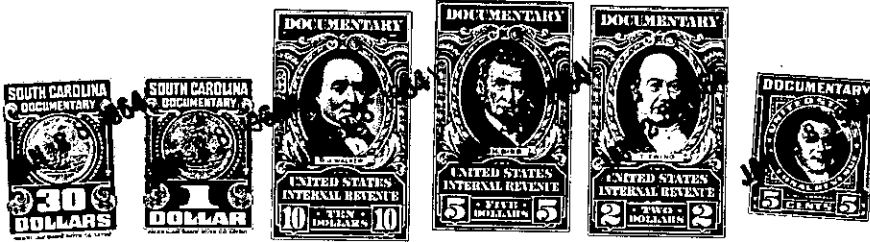
John W. White, his heirs or assigns:

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 7 in the subdivision of Simpsonville Investors, Inc. plat of said subdivision made by C. O. Riddle, Surveyor in July 1959 and being more fully described as follows:

BEGINNING at an iron pin on the North East side of Palmetto Street, joint corner with lot No. 6 and running thence along said lot, N. 67-40 E. 147.6 feet to an iron pin; thence N. 22-20 W. 100 feet to an iron pin; thence S. 67-40 W. 147.6 feet to iron pin on Palmetto Street; thence along said street S. 22-20 E. 100 feet to the beginning corner, and being a portion of the same property conveyed to Simpsonville Investors, Inc. by Frank W. Garrison et al by deed recorded in Deed Book 628 at page 519 in the R. M. C. Office for Greenville County.

This conveyance is made subject to the following restrictions:

- 1- No building is to be erected or used for commercial purposes on said lot;
- 2- Any dwelling erected on said lot shall contain at least 1200 sq. ft. of floor space on the first floor exclusive of porches and garage; shall cost a minimum of \$10,000.00; shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer;
- 3- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts;
- 4- No outbuilding with the exception of a garage shall be erected within 60 feet of the street on which said lot fronts;
- 5- No goats or pigs are to be kept on said lot;
- 6- Any fences erected shall be at least 60 feet from the property line of the street on which the lot fronts.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 18th day of January 1964.

SIGNED, sealed and delivered in the presence of:

Simpsonville Investors, Inc. (SEAL)

A Corporation

By:

[Signature]

President

Secretary

[Signatures: L.W. Hixson, R.W. Riley]

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of January 1964.

[Signature: R.W. Riley]
Notary Public for South Carolina. (SEAL)

[Signature: L.W. Hixson]

RECORDED this 28th day of January 1964, at 4:23 P. M., No. 21254

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