

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 6 11 26 AM 1965

OLLIE FARNSWORTH
R.M.C.



BOOK 779 PAGE 387



KNOW ALL MEN BY THESE PRESENTS, that KINGROADS DEVELOPMENT CORPORATION
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of _____
_____ Fifteen Thousand and No/100 _____ 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 Ben T. Bootle, his heirs and assigns,

All that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as a portion of the property of Kingroads Development Corporation, according to plat thereof by Piedmont Engineers and Architects, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of North Kings Road, 326.85 feet from the curve of the intersection of North Kings Road and Mauldin Road (Parkins Mill Road), and running thence with North Kings Road N. 64-24 E. 200 feet to iron pin; thence with line of other property of grantor, N. 25-36 W. 450 feet to iron pin in line of property now or formerly of Paramount Park Subdivision; thence along line of property of Paramount Park Subdivision, S. 64-24 W. 200 feet to iron pin in line of other property of grantor; thence with a new line through property of grantor S. 25-36 E. 450 feet to the point of beginning.

This property is conveyed subject to right-of-way easement for sewer line which runs along the front of the property.

This property is conveyed subject to the following restrictions:

1. The set-back line for any building constructed on this property shall be 30 feet.
2. Before a building is constructed upon this lot the grantee shall be required to submit plot plans and building plans to Kingroads Development Corporation, its successors and assigns, for approval. If approval or disapproval is not given within thirty days after the plot plans and building plans are submitted, the grantee shall have the right to go ahead and construct the building thereon.



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 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 5th day of August 1965

SIGNED, sealed and delivered in the presence of:

KINGROADS DEVELOPMENT CORPORATION

(SEAL)

Sybil Phillips
July M. Estew



A Corporation

By:

T. J. Theault
President

[Signature]
Secretary

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 5th day of August 19 65

July M. Estew (SEAL)
Notary Public for South Carolina.

Sybil Phillips

RECORDED this 6th day of August 19 65 at 11:26 A. M., No. 4292

M15.5-1-7.1 → 2.06A
OUT OF M15.5-1-7