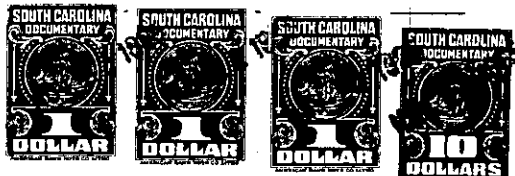


1955 Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, Richard F. Watson, Jr. and Evelyn P. Watson

in consideration of Six Thousand, Two Hundred Ten and No/100-----(\$ 6,210.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto H. Harold Tarleton, J. W. Hiller, and Ladson D. Tankersley, 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, Butler Township, containing 2.07 acres, more or less, and having, according to a plat entitled "Property of Richard F. Watson, Jr." prepared by C. O. Riddle, R. L. S., September, 1960, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwest corner of Pelham Road and a county road, now known as Haywood Road, and running thence along the western edge of Haywood Road, S. 7-30 E. 354.7 feet to an iron pin; thence N. 35-30 W. 265 feet to an iron pin at the corner of a lot belonging to the grantees; thence along the line of that lot due north 368 feet to a point on the southern side of Pelham Road; thence along the southern side of Pelham Road, N. 84-55 E. 161.3 feet to an iron pin; thence S. 51-17 E. 72.2 feet to the beginning corner.

It is understood and agreed that the following restrictions and protective covenants shall apply to the above described property, shall run with the land, and shall be binding on the grantors and grantees and all persons claiming under them for a period of twenty-five (25) years from the date hereof:

(1) The above described premises and any building or buildings erected thereon shall be used only for those purposes enumerated in Secs. 26-27; 26-37, 26-43, 26-49, and 26-55 of the 1964 Code of the City of Greenville, South Carolina, and in no event shall a filling station or "drive-in" restaurant be operated on said premises.

(2) No building shall be erected nearer than twenty-five (25) feet to any street line or to the southernmost side lot line.

(3) If the above described premises are used for commercial purposes, parking spaces and necessary service drives shall be provided off the streets in the ratio of not less than one parking space for each six hundred square feet of floor space in the building which is used for commercial purposes.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 27th day of September 19 65.

SIGNED, sealed and delivered in the presence of:

Mary S. Martin
Carolyn A. Abbott



Richard F. Watson, Jr. (SEAL)
Richard F. Watson, Jr.
Evelyn P. Watson (SEAL)
Evelyn P. Watson (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 27th day of September 1965

Carolyn A. Abbott (SEAL)
Notary Public for South Carolina.

Mary S. Martin

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and administrators, all her interest and estate, and all her right and claim of dower in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of September 1965

Carolyn A. Abbott (SEAL)
Notary Public for South Carolina.

Lee H. Watson
Lee H. Watson

RECORDED this 22nd day of November 1965 at 2:41 P. M. No. 15435

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