

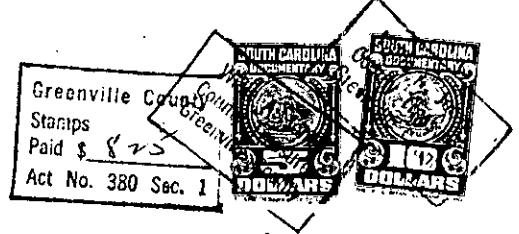
HORTON, DRAWDY, DILLARD, MARCHEBANK, CARMAN & BROWN, P.A., 307 FETTIGRU STREET, GREENVILLE, S. C. 29603

FILED

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 7 10 41 AM '73
DONNIE S. TANKERSLEY
R.M.C.



KNOW ALL MEN BY THESE PRESENTS, that J. LARUE HINSON

in consideration of SEVEN THOUSAND FIVE HUNDRED (\$7,500.00) and no/100-----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 GERALDINE P. CRANE, her heirs and assigns forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, near the City of Greenville; on the Easterly side of Crestwood Drive, and having according to recent survey thereof made by Piedmont Engineers and Architects, dated January 29, 1973, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Easterly side of Crestwood Drive at the Northern corner of property now owned by Geraldine P. Crane, and running thence along the Easterly side of Crestwood Drive, N. 27-30 E., 155 feet to an iron pin; thence around a curve, the chord of which is N. 72-30 E., 35.3 feet to an iron pin; thence along the line of other property of Grantor, S. 62-30 E., 175 feet to a point; thence along the line of other property of the Grantor, S. 27-30 W., 180 feet to an iron pin, rear Easterly corner of property now owned by Geraldine P. Crane; thence along side line of said Geraldine P. Crane property, N. 62-30 W., 200 feet to an iron pin in the line of Crestwood Drive, the point and place of beginning.

The above described property is conveyed subject to the following restrictions:

1. This property shall be used exclusively for residential purposes.
2. This lot shall not be cut, subdivided or altered so as to make more than one residential lot. Only one single family residence shall be erected on said lot. No duplex or multiple family dwellings shall be erected thereon.
3. Any residence constructed shall front on Crestwood Drive. No building shall be erected nearer than fifty (50) feet to Crestwood Drive nor nearer than ten (10) feet to the side or rear lot line.
4. No building of a temporary structure or trailer shall be erected or placed on this property for use as a residence.
5. No noxious or offensive trade shall be carried on upon this property nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
6. An easement is reserved on the rear and side five (5) feet of this lot for utilities and drainage.
7. No dwelling shall be constructed on said lot costing less than \$35,000.00.

The above described property is a part of the same conveyed to the Grantor by deed recorded in the RMC Office for Greenville County, South Carolina in Deed Book 222, Page 141, and is conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The Grantee agrees to pay Greenville County property taxes for the tax year 1973 and subsequent years.