

FILED
GREENVILLE CO. S.C.
THE STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 13 3 57 PM '74
DORRIS S. TALKERSLEY
R.M.C.

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200/100

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KNOW ALL MEN BY THESE PRESENTS. That **Mittie Batson Waddell**

in the State aforesaid, in consideration of the sum of **Two Thousand Six Hundred and**
No/100-----(\$2,600.00)-----Dollars

to **me** in hand paid at and before the sealing of these presents
by **Samuel D. Batson and Janice S. Batson**

(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 **Samuel D. Batson and Janice S. Batson, their heirs and assigns, forever:**

ALL that parcel or tract of land containing 2 acres more or less situate on the northwest side of Settlement Road running southwest from the White Horse Road about 2 miles west of Travelers Rest in Greenville County, S. C. and having, according to a survey made by Carolina Surveying Co., January 28, 1974, recorded in the RMC Office for Greenville, S. C. in Plat Book 5-E, Page 83, the following metes and bounds, to-wit:

5067-1-286
5067-1-28

BEGINNING at an iron pin in the center of Settlement Road referred to above, said pin being 2,025 feet in a southwesterly direction from the intersection of said Settlement Road and White Horse Road and at the corner of other property of the Grantor and runs thence along the center of Settlement Road S. 52-45 W. 200 feet to an iron pin at the corner of property of Richard L. Helderman; thence along said Helderman line N. 37-15 W. 466 feet to an iron pin; thence N. 68-26 E. 97.5 feet to a point in creek; thence continuing along the traverse line with center of said creek N. 58-56 E. 108.1 feet to a point in the center of creek at the corner of other property of the Grantor; thence along the line of other property of the Grantor S. 37-15 E. 428.7 feet to the beginning corner.

This property is conveyed subject to the following restrictions:

1. This lot shall be used for a single family residence and a one-story dwelling erected thereon shall have a minimum floor area of 1,800 square feet and if a two-story dwelling is constructed, both floors shall have a minimum of 2,300 square feet.
2. No building shall be constructed nearer the front lot line than 60 feet and not nearer to any side lot line than the distance represented by 10% of the average width of such lot.
3. No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(Continued on next page)

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