

The above described property is conveyed subject to all restrictions, easements, rights-of-way or zoning ordinances, existing or of record which affect the title to the above described property.

Grantees are to pay 1975 county property taxes.

This property is conveyed subject to the following restrictions: (To run with land)

- A. The ground floor area of the main structure, exclusive of one story open porches and garages, shall not be less than 1,200. square feet in the case of a one story structure and no less than 1,000 square feet in the case of one and one-half or two story structure.

2.17 Acres Jervey Rd. N.C.-S.C. State Line

Auditor
 LOVE THORNTON, ARNOLD & THOMASON
 Greenville County
 Attorneys at Law
 410 E. Washington St.
 Greenville, S. C.

I hereby certify that the within Deed has been this
 day of _____ 1975
 at _____ A.M. recorded in Book _____ of
 Deeds, page _____
 Register of Mesne Conveyance Greenville County

I hereby certify that the within Deed has been this
 day of _____ 1975
 at _____ A.M. recorded in Book _____ of
 Deeds, page _____

Title to Real Estate

Otis F. Ritter and Lena Z. Ritter

TO
 North Carolina National Bank as
 Executor & Trustee under the will
 of Robart Staats ~~and~~
 Eunice K. Staats

MAY 5 1975 2:40
 LOVE THORNTON, ARNOLD & THOMASON
 STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 25564

- B. Land is restricted to residential use. No structure shall be erected, placed on the lot other than a detached single-family dwelling, a private garage and other outbuildings incidental to residential use of plot.
- C. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- D. Any sewerage disposal system constructed shall meet the approval of the South Carolina Board of Health.

~~Eunice K. Staats~~
 NORTH CAROLINA NATIONAL BANK as Executor and
 Trustee under the Will of Robart Staats
 BY:

It is understood that access to the aforescribed property is limited to that area on which Jervey Road passes through it and that certain dirt road that leads to Jervey Road in a westerly direction and goes through the J. L. Thompson property as shown on the aforementioned recorded plat.

RECORDED MAY 5 '75 AT 11:16 A.M. # 25564

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