

Grantee's Address: U. S. Highway 25, Zirconia, North Carolina 28790

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 307 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

40 389

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. BLAKELY, JR., as Trustee under written Trust Agreement dated September 16, 1974, between C. Vincent Brown, et al-----

in consideration of Thirty-eight Thousand Seven Hundred and No/100 (\$38,700.00) ----- 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

RAY JONES AND LELAND E. JONES, THEIR HEIRS AND ASSIGNS, FOREVER:

ALL that certain piece, parcel or tract of land, located, lying and being in the Counties of Greenville and Pickens, State of South Carolina, ^{on the South side of the Saluda River and} lying between the waters of the South Saluda River and the right of way of S. C. Highway 11 and U. S. Highway 276, containing 27.45 acres, more or less, as shown on survey entitled "Property of James C. Blakely, Jr., Trustee", dated February 16, 1978, prepared by C. O. Riddle, R.L.S., recorded in the Office of the Clerk of Court for Pickens County, South Carolina, in Plat Book 21 at Page 75, and in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 6M at Page 16, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on a bridge of S. C. Highway 11 crossing the South Saluda River and running thence, along the joint rights of way of S. C. Highway 11 and U. S. Highway 276, N. 65-03 E., 400.7 feet to a point; thence, N. 72-05 E., 2,495.78 feet to a point; thence, N. 75-32 E., 205 feet to a point; thence, N. 85-31 E., 290 feet to a point; thence, S. 88-42 E., 849.64 feet to a point; thence, leaving said Highway and running S. 1-18 W., 484.63 feet to a point on the southern bank of the South Saluda River; thence, S. 61-00 W., 264 feet to an iron pin; thence, S. 87-00 W., 484 feet to an iron pin; thence, N. 2-10 W., 320 feet to a point in the centerline of the South Saluda River (crossing an iron pipe at 40 feet); thence, along the South Saluda River, with the centerline of which is the line, the following traverses and distances, S. 71-56 W., 210.8 feet; S. 54-49 W., 135.9 feet; S. 88-53 W., 276.1 feet; S. 83-56 W., 636.3 feet; S. 75-43 W., 233.2 feet; S. 66-55 W., 302.5 feet; S. 83-24 W., 245.1 feet; S. 73-09 W., 562.2 feet; S. 66-21 W., 676 feet; N. 51-42 W., 223.4 feet and N. 40-49 W., 56.8 feet to a point in the bridge crossing the South Saluda River, the point and place of beginning.

The property herein conveyed is subject to all restrictions, easements, covenants, conditions, and rights of ways which are a matter of public record and/or actually existing on the ground affecting said property and to the following conditions and restrictions:

1. The above tract, subject to the exceptions hereinafter contained, shall be used exclusively for single family residential dwelling.
2. No sheep, goats or other such animals of similar breeding shall be permitted to be kept on any of the property. Likewise, no chickens, ducks or geese or other such fowl shall be permitted to be kept on any portion of the within tract except that fowls may be maintained in limited number, not to exceed 15, for the purpose of being consumed by the family residing on any portion of the property or to be kept as pets for the pleasure of any such family. Cats, dogs, caged birds, ponies and horses may be kept in reasonable numbers as pets for the pleasure of the family residing upon any portion of the within tract; however, this restriction would prohibit and prevent the raising of dogs, cats, birds, ponies and horses as a business. Cattle may be kept, but shall be limited to not more than one such animal for each acre. Any animal permitted to be kept on any said tract by this provision must be contained by the tract owner in appropriate fences or cages.
3. No dwelling shall be placed on any part of the property that shall contain less than 1,000 square feet of heated living floor space. Heated floor space as used herein shall mean all the area of the dwelling exclusive of all porches, breezeways, decks, garages and patios. No structure intended for use as a residence on any part of the property shall have unpainted metal roofing or siding or asbestos siding, nor shall there be any exposed exterior wall or foundation consisting of poured concrete, cinder block or concrete block.
4. No trailer, basement, tent, shack, garage, barn or other out-building erected upon said tract shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence. No house trailer or mobile home shall be placed on any tract, either temporarily or permanently; provided, however, that any single owner of any part of the property herein conveyed may be allowed no more than one mobile camper, provided said camper shall be placed in such a manner as to not be visible from any road or other tract.

3-0001

683.1-1-1-4

-355 - 683.1-1-6 - 14.48A.
OUT OF 683.1-1-3
11/12
11/12 683.1-1-6 - 9.30Ac.
OUT OF 679.5-1-2

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