

GREENVILLE CO. S. C.



THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

JUN 15 11 47 AM 1948

OLLIE FARNSWORTH
R. M. C.



KNOW ALL MEN BY THESE PRESENTS, That I, James W. Hicks, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of Twelve Hundred Twenty Five (\$1225.00)
Dollars and the restrictions hereinafter set forth, Dollars
to me in hand paid at and before the sealing of these presents
by F. M. Davenport, Jr.,
(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 F. M. Davenport, Jr., his heirs and
assigns,

all that piece, parcel or lot of land in Gantt Township, Greenville

County, State of South Carolina, about five miles south of Greenville Court

House, east of the Augusta Road, being known and designated as Lots
Numbers Twelve and Thirteen (Nos. 12 and 13) on north side of Eastview
Drive on plat and survey of subdivision known as "Clearview Heights"
made by M. H. Woodward, R. E., Dec. 1945, recorded in the R. M. C. of-
fice for Greenville County in Plat Book "P" at page 1, and, according
to said plat, having the following metes and bounds, to-wit:

LOT NO. 12: BEGINNING at a point on the north side of East-
view Drive, joint front corner with Lot No. 11, and running thence
N. 18-04 W. 228.1 feet along eastern line of Lot No. 11, to point;
thence N. 68-18 E. 86.4 feet to point, joint rear corner with Lot No. 13;
thence S. 18-04 E. 233.7 feet along western line of Lot No. 13, to
point on north side of Eastview Drive; thence S. 71-56 W. 86.2 feet
along north side of Eastview Drive to point of beginning.

LOT NO. 13: BEGINNING at a point on the north side of East-
view Drive, joint front corner with Lot No. 12, and running thence
N. 18-04 W. 233.7 feet along eastern line of Lot No. 12, to point;
thence N. 68-18 E. 86.4 feet to point, joint rear corner with Lot No. 14;
thence S. 18-04 E. 239.4 feet along western line of Lot No. 14, to
point on north side of Eastview Drive; thence S. 71-56 W. 86.2 feet
along north side of Eastview Drive to point of beginning.

The above described lots of land are a part of a tract of
18.91 acres, more or less, conveyed to me by Willis and others by deed
dated Nov. 3, 1944 and recorded in Vol. 269, page 179 in said R. M. C.
office.

Subject, however, to a right-of-way reserved for sidewalk
and power line.

This property is conveyed, also, subject to the following
uniform restrictions, which are a part of the consideration hereinabove
expressed, to-wit:

1. That any residence erected on the above property shall
face Eastview Drive; (applies to each of said lots);
2. That no residence shall be erected on said property costing
less than \$4,000.00, exclusive of lot; (applies to each of said lots);
3. That no building shall be erected on said property nearer
than fifty five (55) feet to the north side of Eastview Drive; (applies
to each of said lots);
4. No surface closet shall be placed or used on said property;
(applies to each of said lots);