

GREENVILLE CO. S. C. BOOK 432 PAGE 109

APR 5 8 44 AM 1944

RECORDED
R.M.C.

State of South Carolina,

Greenville County

Know all Men by these Presents, That I, Ella Lucille Granger,

in the State aforesaid,

in consideration of the sum of Eight Hundred Fifty (\$850.00)-----Dollars

to me paid by James A. Brown,

in the State aforesaid, 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

James A. Brown, his heirs and assigns, forever

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 Lot Number Ten (No. 10) on northern side of Eastview Drive on plat and survey of subdivision known as "Clearview Heights" made by M. H. Woodward, R. E., December, 1945, recorded in Plat Book "P" at page 1 in the R. M. C. office for Greenville County, and, according to said plat, having the following metes and bounds, courses and distances, to-wit:

BEGINNING At an iron pin on northern side of Eastview Drive, joint front corner with Lot No. 9 of said plat, and running thence N. 18-04 W. 216.8 feet along eastern line of said Lot No. 9 to point, iron pin; thence N. 68-18 E. 86.4 feet to point, iron pin, joint corner with Lot No. 11 of said plat; thence S. 18-04 E. 222.4 feet along western line of said Lot No. 11 to point, iron pin, on northern side of Eastview Drive; thence S. 71-56 W. 86.2 feet along northern side of Eastview Drive to point of beginning.

This is a part of a tract of 18.91 acres of land, more or less, conveyed to James W. Hicks, Sr. by J. M. H. Willis and Catesby Willis Stewart by deed dated November 3, 1944, recorded in Vol. 269, at page 179 in said R. M. C. office.

And this conveyance is made subject to a right-of-way reserved for sidewalk and power line.

And this property is conveyed subject, also, to the following uniform restrictions, which are part of the consideration thereof, to-wit:

1. That any residence erected on the above property shall face Eastview Drive;
2. That no residence shall be erected on said property costing less than Four Thousand (\$4,000.00) Dollars, exclusive of the lot;
3. That no building shall be erected on said property nearer than Fifty Five (55) feet to the northern side of Eastview Drive;
4. That no surface closet shall be placed or used on said property;