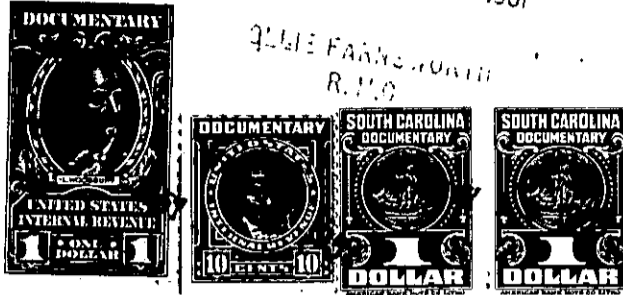


THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

FILED
GREENVILLE CO. S. C.
MAY 11 2 22 PM 1951

For True Consideration See Affidavit
Book 14 Page 163



KNOW ALL MEN BY THESE PRESENTS, That I, Hext. M. Parry, Trustee, of the
County of Greenville,
in the State aforesaid, in consideration of the sum of Ten Dollars (\$10.00.) and other
valuable considerations,
to me in hand paid at and before the sealing of these presents
by Boyd Cromer and Roma Cromer,
(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 Boyd Cromer and Roma Cromer,

all that piece, parcel or lot of land in Greenville Township, Greenville
County, State of South Carolina, on the eastern side of the New Buncombe Road between
Creswood Drive and the Langston Creek, in the Sans Souci section of Greenville
County about three miles north of the City of Greenville, said lot having the
following lines, courses and distances:-

Beginning at an iron pin on the right-of-way of the South Carolina High-
way, said pin being the joint front corner of lots numbered one (1) and two (2),
thence along said right-of-way, N. 39-10 W., seventy-five (75) feet, to an iron
pin, joint front corner of lots two (2) and three (3); thence along the southern
line of lot three (3), N. 60-31 E., two hundred and forty-four and two tenths
(244.2) feet, to an iron pin, joint rear corner of lots two (2) and three (3);
thence along Thompson Road, S. 12-20 E., sixty (60) feet, to an iron pin, joint
rear corner of lots one (1) and two (2); thence along the northern line of lot
one (1), S. 56-15 W., two hundred and sixteen and five tenths (216.5) feet, to
an iron pin, the beginning corner, said lot being known and designated as
lot numbered two (2) on Plat of said property recorded in the Office of the Re-
gister of Mesne Conveyance for Greenville County in Plat Book "V" at page 89,
which Plat is hereby referred to and made a part hereof.

Said property is sold subject to the following restrictions, which con-
stitute a part of the consideration therefor, and shall be effective for a pe-
riod of twenty-five years from the date hereof:-

- (1) Said property shall be used for residential purposes only.
- (2) No residence shall be erected thereon at a cost of less than four thousand dollars (\$4,000.00.).
- (3) No house shall be erected thereon nearer the right-of-way of the South Carolina Highway Department than fifty (50) feet.
- (4) The purchaser shall have the right to erect a shop at the rear of said lot to conduct his upholstery business.
- (5) Subject to the easement of the South Carolina Highway Department to beautify the fifty (50) feet next to their right-of-way across the front of said lot.
- (6) The grantor reserves the right to run a drainage pipe across the rear of said lot to drain lot numbered one (1).

09-1-38.2