

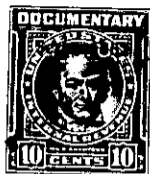
The State of South Carolina,
County of GREENVILLE.

GREENVILLE CO. S. C.

FEB 19 3 22 PM 1952

OLLIE FAYNSWORTH
R.M.C.

For True Consideration See Affidavit
Book 15 Page 84



KNOW ALL MEN BY THESE PRESENTS, That WE, T. C. STONE, HARRIET M. STONE,
INDIVIDUALLY AND AS TRUSTEE FOR E. E. STONE, AND E. E. STONE
in the State aforesaid, in consideration of the sum of Ten Dollars (\$10.00) and other
valuable considerations,
to us
in hand paid at and before the sealing of these presents by
Agnes S. Brownell

(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 Agnes S. Brownell:

All that certain piece, parcel or lot of land, situate, lying
and being in the City of Greenville, County of Greenville, State of
South Carolina, on the Southern side of Wedgewood Avenue in a subdivision
known as Croftstone Acres, being known and designated as Lot No. 46,
Section H, of a revised portion thereof, and being as shown on a plat
prepared by J. C. Hill, Surveyor, dated February 26, 1951, and recorded
in the R. M. C. Office for Greenville County, South Carolina, in Plat
Book T, at page 311, said plat being entitled "Partial Revision of
Croftstone Acres, Greenville, S. C.". The within conveyed premises
have, according to said plat, the following metes and bounds, courses
and distances, to-wit:

BEGINNING at an iron pin on the Southern side of Wedgewood Avenue
at the joint corner of Lots Nos. 46 and 47, Section H, and running
thence along the Southern side of Wedgewood Avenue N. 60-54 E. 120.5 feet to an
iron pin; thence S. 1-47 E. 237.2 feet to an iron pin, the joint corner
of Lots Nos. 46 and 48, Section H; thence along the common line of said
last mentioned lots S. 87-54 W. 80 feet to an iron pin, the joint rear
corner of Lots Nos. 46 and 47, Section H; thence along the common line
of said lots, N. 9-31 W. 143.9 feet to an iron pin, the beginning corner.

The Grantee agrees to pay taxes for the year 1952.

The parties hereto agree that as part of the consideration for
this conveyance the following restrictive covenants shall apply to
the above described property; that said covenants shall run with the
land and shall be binding on the parties hereto, their heirs and assigns
forever:

1. The above described property shall be used for residential
purposes only.

2. No building shall be erected, placed or altered on the above
described lot until the building plans, specifications, and plot plan
showing the location of such building have been approved in writing
as to conformity, and harmony of external design with existing
structures in the subdivision, and as to location of the building with
respect to topography and finished ground elevations, by the grantors
herein. In the event the grantors herein fail to approve or disapprove
such design and location within thirty days after said plans and
specifications have been submitted to them, or in any event, if no
suit to enjoin the erection of such building or the making of such
alterations has been commenced prior to the completion thereof, such
approval will not be required and this covenant will be deemed to
have been fully complied with.