

BOOK 484 PAGE 526

THE STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE



AUG 31 9 27 AM 1931

RECORDED
R. H. G.

KNOW ALL MEN BY THESE PRESENTS, That I, Hugh O. Padrick, Jr., as
Trustee

in the State aforesaid, in consideration of the sum of Three Hundred Forty Two (\$342.00)

Dollars

to me in hand paid at and before the sealing of these presents

by Willard H. Murrell

(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 Willard H. Murrell

all that piece, parcel or lot of land in Saluda Township,

County, State of South Carolina on the west side of the Buncombe Road in a sub-division known as Bonaire Heights Park and being specifically Lot Number 59 on a plat designated Plat No. 1 in Section A, Block 1 of that said subdivision. Said plat was made by J. Mac Richardson, Reg. Land Surveyor, and is recorded in Plat Book _____, Page _____. THE lot is described by courses and distances on the said plat as follows: BEGINNING at an iron pin on the southern side of Laurel Drive at joint corner of lots numbers 59 and 60 in said subdivision and running thence along the joint line of the two mentioned lots S. 25 E. 180 feet to iron pin; thence S. 65 E. 55 feet to corner on lot number 58; thence N. 25 E. 180 feet to corner on the south side of Laurel Drive; thence along the said Laurel Drive N. 65 W. 55 feet to the beginning corner.

This conveyance is made subject to the reservations and restrictions as hereinafter set forth which said reservations and restrictions are uniform as to all lot on Plat 1 in Section A, Block 1 of the Bonaire Heights Park Subidivisbñ and run with the land. They are:

1. The lots may be used for residential purposes only.
2. No building of a permanent nature, consisting of less than 650 square feet shall be erected on the front 2/3 of any lot, but on the rear 1/3 of the lot a garage apartment may be erected, and so may servant quarters;
3. No building may be erected within 15 feet of the street or road upon which the lot faces.
4. An easement of 5 feet on all property lines is reserved for public utility purposes on all lots in said subdivision;
5. Occupancy of any building, or buildings is prohibited unless the outside thereof is completely finished;
6. All buildings shall have inside plumbing connected with a sewerage system or a properly constructed septic tank.
7. Outside toilets or privies are prohibited.