

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

FEB 22 9 14 AM 1954

MATTIE HORTON

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

in the State aforesaid, in consideration of the sum of **Seventy Five (\$75.00)**

Dollars

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

by **Mattie Horton**

(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 **Mattie Horton**

All that piece, parcel and lot of land lying and being in Greenville County, South Carolina, lying to the west of State Highway No. 25 almost directly westward from the Carolina Lake Colony Development and being specifically known and designated as lot number 10, Block A, of Plat No. 1 of the Bonaire Heights Park subdivision. It begins at a pin on the north side of Laurel Drive at joint corners of lots numbers 9 and 10 and runs thence along the northwestern side of the said Laurel Drive N. 74-10 E. 55 feet to corner on lot number 11; thence along the joint line of lots numbers 10 and 11 N. 36-32 W. 139.8 feet to corner of lot number 21; thence along line of lot number 21 S. 48-12 W. 54 feet to corner of lot number 9; thence along joint lines of lot numbers 9 and 10 S. 37-41 E. 115.4 feet to the beginning corner and being a portion of the lands conveyed to Hugh O. Padrick, Jr., as Trustee by Hugh O. Padrick, Jr. by deed dated June 10, 1953, recorded in Deed Book 481, Page 27.

The said lot is being conveyed subject to the reservations and restrictions as follows, to-wit:

1. The lots may be used for residential purposes only.
2. No building of a permanent nature, consisting of less than ^{square} 650 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;
8. No sewerage, refuse or garbage shall be deposited in any stream or lake