

APR 7 2 31 PM 1953

BOOK 501 PAGE 91

State of South Carolina,

Greenville County

Know all Men by these Presents, That We, Elizabeth Edwards Dempsey, Joe V. Edwards, Dorothy Edwards Cunningham, Robert W. Edwards and W. M. Edwards

in the State aforesaid,

in consideration of the sum of One and No/100 Dollars and partition of real estate Dollars
to us paid by Waites T. Edwards

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 Waites T. Edwards, his Heirs and Assigns forever:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State

of South Carolina, containing 16.14 acres, and having according to plat of the property of the Estate of W. S. Edwards, made by Dalton & Neves in December 1953, recorded in Plat Book _____ at Page _____ and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of the Edwards Road at the corner of property now or formerly owned by D. R. Chandler and running thence with the line of Chandler property S. 79-55 W. 200 feet to pin; thence along the rear line of Chandler property S. 17-03 E. 100 feet; thence S. 79-55 W. 35 feet to iron pin; thence with the line of the Dempsey property S. 54-30 W. 241.1 feet to iron pin; thence continuing with the line of the Dempsey property S. 45-11 E. 236.8 feet to iron pin; thence with the line of the property of Bruce and Martin S. 52-35 W. 441.5 feet to iron pin, corner of the Crain property; thence with the line of the Crain property S. 30-36 W. 1103 feet to iron pin in center of a 50 foot road as shown on said plat; thence with said 50 foot road as a line 400 feet, more or less, to bend; thence continuing with said road 250 feet, more or less, to the intersection of said 50 foot road with the Edwards Road; thence with said Edwards Road in a Southeastern direction 250 feet, more or less, to pin at corner of Chandler property, the point of beginning.

It is understood and agreed between all of the parties to this conveyance that so much of the land included in the above tract, fronting on both sides of the Edwards Road as shown on said plats and extending back to a depth of 200 feet, is conveyed subject to the following restrictions:

1. All of said property shall be used exclusively for residential purposes.
2. No residence shall be constructed on the portion of the property shown as Lots 2, 3 and 4 on the above referred to plat fronting on Edwards Road to contain less than 1200 square feet of floor space, exclusive of porches or breezeways and on the remainder of the property no residence shall be constructed to contain less than 800 square feet of floor space.

The Grantors are all of the heirs at law and beneficiaries under the Will of W. S. Edwards.