

VOL 521 PAGE 134

The State of South Carolina,

COUNTY OF Greenville.

FILED GREENVILLE CO. S.C.

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WILLIE FARNSWORTH R.M.C.



KNOW ALL MEN BY THESE PRESENTS, That BROWN, INC.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at

Greenville in the State of South Carolina for and in consideration

of the sum of TWELVE HUNDRED AND NO/100 (\$1,200.00) -----Dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee

hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and

released, and by these presents does grant, bargain, sell and release unto

JOHN K. TEMPLE, JR., his heirs and assigns, forever:

All that lot of land in Greenville County, South Carolina on the Southern side of Welcome Avenue, known and designated as Lot No. 12 of Section I of Oak Crest, as shown by plat of C. C. Jones, and having, according to said plat, the following metes and bounds:

BEGINNING at a pin at the corner of Lot No. 11 on the Southern side of Welcome Avenue, which pin is 765 feet from the western corner on Welcome Road of the land conveyed to Brown, Inc. by George F. Townes, as Trustee, and running thence with the South side of Welcome Avenue N. 60-02 E., 70 feet to a pin, corner of Lot No. 13; thence with Lot No. 13, S. 29-58 E., 150 feet to a pin, common corner of Lots Nos. 12, 13, 24, and 25; thence with line of Lot No. 25, S. 60-02 W., 70 feet to a pin, common corner of Lots Nos. 11, 12, 25 and 26; thence with line of Lot No. 11 N. 29-58 W., 150 feet to the beginning corner.

In addition to the restrictions recited below, there are imposed on this lot the following restrictions shown on said plat and to be incorporated in amended restrictions:

1. The building line along the front of said lot shall be 35 feet.
2. There is reserved a 5 foot drainage easement down the rear and side lot lines.

The remainder of the proposed amended restrictions do not, by their nature, affect this lot.

This lot is subject to the restrictions imposed on Section I of Oak Crest, which restrictions are recorded in Greenville County R.M.C. Office in Vol. 517, at page 28. This is a portion of the property conveyed to Brown, Inc. by George F. Townes, as Trustee, by deed recorded in Vol. 517, at page 25. The consents of Charles H. Townes and Henry K. Townes, Jr. are recorded in said R.M.C. Office in Vol. 517, at page 190 and in Vol. 517, at page 33.