

VOL 522 PAGE 458

The State of South Carolina,

COUNTY OF GREENVILLE

APR 12 1 11 PM 1955

CLERK OF COURSE
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 ONE THOUSAND FIVE HUNDRED AND NO/100 (\$1,500.00) - - - - - 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

PAUL N. BAYNE, his heirs and assigns, forever:

In Section I of Oak Crest, a subdivision of land,
All that lot of land in Greenville County, South Carolina, on the Northwest
side of McLendon Drive, known and designated as Lot No. 93 of the property of
Brown, Inc. as shown by a plat thereof made by C. C. Jones, which plat is recorded
in Plat Book "GG", at pages 110 and 111 in the Greenville County R.M.C. Office,
and having, according to said plat, the following metes and bounds:

BEGINNING at a pin on the northwest side of McLendon Drive, joint front corner
of Lots Nos. 93 and 92, ~~and running thence along line of Lot No. 92,~~ and running
thence along line of Lot No. 92, N. 48-56 W., 163.9 feet to a pin at rear corner
of Lot No. 71; thence along rear line of Lots Nos. 71 and 70, N. 60-02 E., 126.7 feet
to pin on line of Lot No. 70, rear corner of Lot No. 94; thence along line of
Lot No. 94, S. 29-58 E., 150 feet to a pin on McLendon Drive; thence along McLendon
Drive S. 60-02 W., 38.5 feet to pin; thence continuing along McLendon Drive,
S. 52-05 W., 35.3 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 the 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.

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TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises
belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee
hereinabove named, and his Heirs and Assigns forever