

State of South Carolina,
Greenville County

BOOK 533 PAGE 85

Know all Men by these presents, That I, J. E. McClain, of Greenville County

in the State aforesaid, in consideration of the sum of

Nine Thousand, Two Hundred Fifty and No/100 - - (\$9,250.00) - - -Dollars
to me paid by Roy Leon Phillips

in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-
leased, and by these presents do grant, bargain, sell and release unto the said Roy Leon Phillips,
his heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying
and being in the State of South Carolina, County of Greenville, Greenville
Township, being known and designated as Lot No. 1 of a subdivision known
as Alden Court according to a plat thereof prepared by J. C. Hill, L.S.,
dated January 15, 1955, and recorded in the R. M. C. Office for
Greenville County in Plat Book BB, at Page 21, and having, according to
said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Welcome Road
at the joint front corner of Lot No. 1 and property of Ruby L. Greshaw;
and running thence along the line of Ruby L. Greshaw, S. 60-12 W. 135.7
feet to an iron pin at the rear corner of Lot No. 2; thence along the
line of that lot, S. 30-33 E. 60 feet to an iron pin at the rear corner
of an unnumbered lot; thence along the line of said unnumbered lot,
N. 61-55 E. 146.6 feet to an iron pin on the western side of Welcome
Road; thence along the western side of Welcome Road, N. 37-33 W. 65.7 feet
to the beginning corner; being a portion of the property conveyed to me
by W. T. Giles, et al., by deed dated December 3, 1951 and recorded in
the R. M. C. Office for Greenville County in Deed Vol. 502, at page 272.

The above described property is shown on the Township Tax Maps
at Sheet 249, Block 5, Lot 19.1, and the grantee is to pay taxes for the
year 1955, said taxes having been pro-rated as of this date.

The following restrictions and protective covenants are hereby
imposed by the grantor, who is the owner of all the lots in Alden Court,
for the benefit of all property owners in said subdivision.

(1) The above described lot shall be used for residential
purposes only and no dwelling shall be erected thereon except one detached
single-family residence.

(2) The dwelling to be erected on the above described lot shall
contain not less than 870 square feet of enclosed living area.

(3) The dwelling to be erected on the above described lot shall
conform to the standards of the Federal Housing Administration; and said
dwelling shall not be located nearer than 40 feet from the street line
or nearer to either side line than 10 per cent of the width of the lot.

249 5 19.1

