

State of South Carolina,

Greenville County

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Know all Men by these presents, That

We, Eugene E. Stone, Sr., of Marietta, S. C., Harriet M. Stone, individually and as trustee for Eugene E. Stone, Sr., and Eugene E. Stone, Jr., Ward S. Stone, Thomas W. Miller, Eugene E. Stone, III, of Greenville, S. C., and Eugene E. Stone, of Florence, S. C., as Executors of the last will and testament of T. C. Stone, deceased,

in the State aforesaid, in consideration of the sum of

Two Thousand and No/100 - - - - - (\$2,000.00) - - - - - Dollars
to us paid by G. Y. Styles

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 G. Y. Styles, 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; within the corporate limits of the City of Greenville, being known and designated as Lot No. 2, Section G, of a subdivision known as Croftstone Acres, as shown on a revised plat of a portion of said subdivision prepared by Pickell & Pickell, Engineers, December 4, 1947, and recorded in the R. M. C. office for Greenville County in Plat Book R, at page 169, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern edge of Wedgewood Street (correctly known as Wedgewood Avenue), the joint front corners of Lots 1 and 2, of Section G, which pin is 115 feet easterly from the intersection of Wedgewood Street with Mitchell Street; and running thence along the joint line of said lots, N. 12-33 W. 170.8 feet to an iron pin; thence N. 59-45 E. 45 feet to an iron pin at the rear corner of Lot No. 3, Section G; thence along the line of that lot, S. 22-45 E. 169.9 feet to an iron pin on the northern edge of Wedgewood Street; thence along the northern edge of Wedgewood Street, S. 63-40 W. 75 feet to an iron pin, the beginning corner.

The parties hereto agree that as a part of the consideration for this conveyance the following restrictive covenants apply to the above described property; that said covenants shall run with the land and shall be binding on the parties hereto, their heirs and assigns forever:

(1) The above described property shall be used for residential purposes only.

(2) No building shall be erected, placed, or altered on the above described lot until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structure in the subdivision, and as to location of the building with respect to topography and finished ground elevations by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

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