

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OLLIE FARNOW R.M.C. TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Caesar's Head Company, Inc., a corporation chartered under the laws of the State of South Carolina and having a place of business and owning property in the aforesaid County and State of South Carolina, for and in consideration of the sum of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) 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 Horace H. Early and Alice G. Early, their heirs and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in Cleveland Township, Greenville County, State of South Carolina, at or near Caesar's Head, and having according to a recent survey and plat entitled "Property of H. H. Early", prepared by J. D. Calmes, Reg. Surveyor, dated August 18, 1956 (to be recorded herewith), the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Sunrise Drive at the intersection of said drive with an unnamed drive; thence along the northerly side of Sunrise Drive, S. 58-40 E. 78.9 feet to an old iron pin; thence N. 32-26 E. 119.5 feet an iron pin; thence N. 71-26 W. 96.11 feet to an iron pin on the easterly side of unnamed drive; thence along said drive, S. 23-59 W. 99.4 feet to an iron pin, the same being identified on above mentioned plat as Cottage No. 3.

This conveyance is made, however, subject to the following restrictions which are deemed covenants running with the land:

- (1) This property may be used for residential purposes only, and no building other than a one-family dwelling may be erected thereon, garage and outbuildings excluded.
(2) No hotel, inn, boarding house, cafe, restaurant or any type of eating establishment may be erected or operated on these premises.

This property is conveyed subject to any existing rights-of-way or easements for utility purposes.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the said granting corporation does hereby bind itself and its successors to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and his (her or their) heirs and assigns, against itself and its successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers,

on this 25th day of August, 1956.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Louise M. Moore and another witness.

CAESAR'S HEAD COMPANY, INC. (LS)

By T. M. Marchant, Jr. and Elizabeth L. Marchant

State of South Carolina, COUNTY OF Greenville

PERSONALLY appeared before me Louise M. Moore and made oath that she saw T. M. Marchant, Jr. as President and Elizabeth L. Marchant as Secretary of Caesar's Head Company, Inc. a corporation chartered under the laws of the state of South Carolina sign, seal with its corporate seal and as the act and deed of said corporation deliver the within written deed, and that she, with P. Bradley Morrah, Jr., witnessed the execution thereof.

SWORN to before me this 25th day of August, 1956. Isaac Baker, Notary Public for South Carolina.

Handwritten signature of Louise M. Moore.

Recorded this day of (Continued on next page) 19 at M. No.