

SFP 28 4 43 PM 1956

BOOK 562 PAGE 251

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

LL 1
R. M. C.

WHEREAS, the Rev. R. B. Vaughn, died testate on Jan. 29, 1955 (See estate probated in Apt. 632 file 31, Greenville County Probate Office) giving his Executrix, Bessie V. Mitchell the power to execute and deliver deeds, with the approval or Woodrow R. Vaughn.

KNOW ALL MEN BY THESE PRESENTS, That I, Bessie V. Mitchell as
Executrix of the R. B. Vaughn Estate

in the State aforesaid, in consideration of the sum of
FOUR HUNDRED (\$400.00)-----Dollars

to me in hand paid at and before the sealing of these presents
by Palmer S. Leonard

(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 Palmer S. Leonard, his heirs and assigns forever.

all that piece, parcel or lot of land in Chick Springs Township, Greenville

County, State of South Carolina, located two miles West from Greer, on the East side of Dill Ave., and being shown as lot number ONE (1) on plat number FOUR (4) of the R. B. Vaughn Estate, made by H. S. Brockman, surveyor, dated July 18, 1956, and recorded in plat book LL page 33, Greenville County R. M. C. Office and having the following metes and bounds according to said plat.

Beginning at at stake on the East side of Dill Ave. Corner of Margaret V. Jones lot and running thence N. 84-43 E., 409.7 feet along the North side of said lot; to an iron pin; thence N. 19-52 E., 54.9 feet to an iron pin; thence N. 4-37 E., 105.3 feet to Mrs. Essie V. Elmore property; thence S. 68-30 W., 468 feet along Elmore land to a stake on East side of Dill Ave; thence S. 5-07 E., 19 feet along the East side of Dill Ave. to the beginning corner.

The within property is conveyed subject to the following protective and restrictive covenants, to wit.

1. That the within property shall be used for residential purposes only.
2. That no more than one dwelling shall be placed on the property and it shall not be erected any closer than 40 feet to the street or road on which the property fronts.
3. That no dwelling shall be placed on the property which shall have any less than 950 square feet of floor space.

These restrictions and protective covenants shall run with the land and shall be binding on all parties and person claiming under them for a period of 25 years.

775-2-2001

