

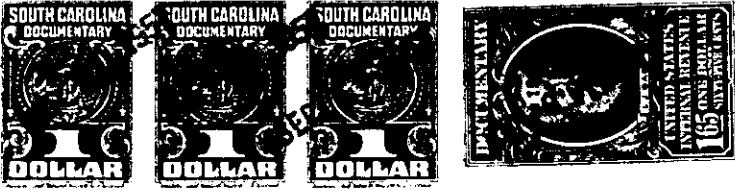
BOOK 585 PAGE 114

State of South Carolina,

SEP 30 2 11 PM 1957

COUNTY OF GREENVILLE

OLLIE F. HAYNSWORTH
R.M.C.



KNOW ALL MEN BY THESE PRESENTS That J. P. STEVENS & CO., INC.

a corporation chartered under the laws of the State of Delaware

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 Three Hundred Ninety and 42/100ths (\$1,390.42) - - - 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

JACK RODGERS:

All that piece, parcel or lot of land situate, lying, and being on the Southeastern side of Forest Circle, near Monaghan Mills, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 70 as shown on a plat entitled "Portion of Development No. 1 Victor Monaghan Company near Greenville, S.C." made by Piedmont Engineering Service, August, 1955, and recorded in the R.M.C. Office for Greenville County in Plat Book JJ at page 15, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Forest Circle at the joint front corner of Lots Nos. 69 and 70 and running thence with the line of Lot No. 69 S. 30-06 E. 150.4 feet to an iron pin on the Northwestern side of Crest Street; thence with the Northwestern side of Crest Street S. 23-50 W. 100 feet to an iron pin at the joint corner of Lots Nos. 70 and 72; thence with the line of Lot No. 72 N. 49-04 W. 73.2 feet to an iron pin at the joint corner of Lots Nos. 70, 71 and 72; thence with the line of Lot No. 71 N. 30-06 W. 140 feet to an iron pin on the Southeastern side of Forest Circle; thence with the Southeastern side of Forest Circle N. 59-54 E. 105 feet to the point of beginning.

The restrictive covenants imposed on all lots as shown on a plat of property of Victor-Monaghan Company, Development No. 1, made by R. E. Dalton, Engineer, October, 1941, which covenants are recorded in Deed Book 243 at page 146 in the R.M.C. Office for Greenville County, S.C. shall apply to all numbered lots as shown on the plat of a Portion of Development No. 1, Victor-Monaghan Company, dated August, 1955, and recorded in Plat Book JJ, page 15, with the following changes and additions:

(1) Paragraph (1) of said covenants shall be deleted and the following substituted: All numbered lots shall be known and described as residential lots, and no lot shall be used for any purpose other than for a single family residence of not more than two and one-half stories in height and a private garage for not more than three cars. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

(2) Paragraph (4) of said covenants shall be deleted and the following substituted: No residence which contains less than 900 square feet of floor area on the ground floor of the main structure, exclusive of one story open porches and garages, shall be erected on any lot.

134-9-3