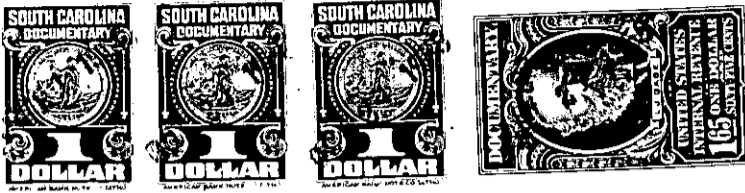


State of South Carolina,

COUNTY OF GREENVILLE



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

a corporation chartered under the laws of the State of Delaware,
owning property and having a
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 One Hundred Seventy-Five and No/100ths (\$1,175.00)

-----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 BOBBY E. HELTON AND BETTY M. HELTON:

All that piece, parcel or lot of land situate, lying and being at the
Northern corner of the intersection of Crest Street and Crane Avenue,
near Monaghan Mills, in the County of Greenville, State of South Caro-
lina, and known and designated as Lot No. 72 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 Northeastern side of Crane Avenue
at the joint front corner of Lots Nos. 71 and 72, and running thence
with the line of Lot No. 71, N. 56-22 E. 145.4 feet to an iron pin
in the line of Lot No. 70; thence with the line of Lot No. 70 S. 49-04 E.
73.2 feet to an iron pin on the Northwestern side of Crest Street; thence
with the Northwestern side of Crest Street S. 23-50 W. 187.6 feet to an
iron pin; thence with the curve of the intersection of Crest Street and
Crane Avenue, the chord of which is N. 83-50 W. 40.2 feet to an iron
pin on the Northeastern side of Crane Avenue; thence with the Northeastern
side of Crane Avenue N. 24-20 W. 147.8 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.

(3) Paragraph (7) of said covenants shall be deleted and the following
substituted therefor: No building shall be located nearer to the front
line of any lot than 25 feet or nearer to the side line of any lot than
the distance represented by ten per cent of the lot frontage on which
said building is to be located.

(4) Residences erected on Lots 69, 70, and 71 shall face on Forest Circle.

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