

BOOK 631 PAGE 236
 State of South Carolina,
 Greenville County

FILED
 GREENVILLE CO. S. C.

AUG 5 11 13 AM 1959

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Know all Men by these Presents, That

I, JOSEPHINE S. HINSON

in the State aforesaid,

in consideration of the sum of Ten and No/100----- Dollars
 and other valuable consideration
 to paid by WILLIAM L. VARN AND MARIAN G. VARN

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 WILLIAM L. VARN AND MARIAN G. VARN, their heirs and assigns:

All that piece, parcel or lot of land ~~in~~ near the City of Greenville, ~~Township~~, Greenville County, State of South Carolina, located on the Western side of Garden Terrace and having according to a survey thereof made by Piedmont Engineering Service, February 18, 1959, the following metes, bounds, courses and distances, to wit:

BEGINNING at an iron pin on the Western side of Garden Terrace joint corner of this lot with other property of the Grantor (which iron pin is 260 feet South of the property of Fred N. McDonald); thence along the line of other property of the Grantor S. 88-32 W. 281.1 feet to an iron pin, joint line of the property of the Grantor and Dreamland Golf Course; thence along the line of Dreamland Golf Course property S. 6-28 W. 116 feet to an iron pin in the line of other property of the Grantor; thence along the line of other property of the Grantor S. 88-43 E. 275.4 feet to an iron pin in the line of Garden Terrace; thence along the Western side of Garden Terrace N. 8-14 E. 130 feet to the point of beginning.

Grantee to pay 1959 taxes.

This lot is sold subject to the following restrictions:

1. Said lot shall be used exclusively for residential purposes.
2. The main dwelling shall front on Garden Terrace.
3. No building shall be erected on this lot nearer than 60 feet to the front lot line on Garden Terrace, nor nearer than 10 feet on the side lot line, nor nearer than 5 feet to the rear lot line.
4. This lot shall not be cut, subdivided or altered so as to erect more than one residence thereon, excepting, however, quarters for domestic servants employed on the premises. No duplex or multiple family dwellings shall be erected on said lot.
5. No dwelling shall be erected on said lot costing less than \$20,000.00.

(over)

442-1-11.129.77AE
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