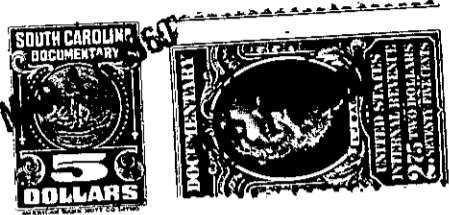


The State of South Carolina, }
COUNTY OF GREENVILLE



KNOW ALL MEN BY THESE PRESENTS, That Simpsonville Investors, Inc.

a corporation chartered under the laws of the State of South Carolina

and having its principal place of business at Simpsonville in the 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 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 Judson G. Jacks, his heirs and assigns forever

All those pieces, parcels, or lots of land lying and being in Austin Township, Greenville County, State of South Carolina, located on the Southeast side of Arlen Ave. north of the Town of Simpsonville being designated as lots number 3, 4, and 5 in the subdivision of the Simpsonville Investors, Inc., plat of said subdivision being recorded in plat book TT, at page 115 in the Greenville County R. M. C. Office and being more fully described and totaled as follows:

BEGINNING at an iron pin on the southeast side of Arlen Ave. joint corner with lot # 2 and running thence along Arlen Ave. N. 53-54 E. 294 Ft. to an iron pin; thence S. 74-13 E. 24.7 ft. to an iron pin on west side of Palmetto Street; thence along Palmetto Street S. 22-20 E. 111.5 ft. to an iron pin on corner of lands owned by Judson Jacks; thence along Jacks line S. 55-47 W. 282.8 ft. to an iron pin on back corner of lot # 2; thence along line of lot # 2 N. 36-06 W. 118.4 ft. to the beginning corner and being a portion of the same property conveyed to the Simpsonville Investors, Inc. by deed from F. W. Garrison and others recorded in Vol. 628, at page 519 in the Greenville County R. M. C. Office.

The above described property is conveyed subject to the following restrictions:

- 1- No building is to be erected or used for commercial purposes on said lot.
- 2- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts.
- 3- Any dwelling erected on said lot shall contain at least 1200 Sq. ft. of floor space on the first floor exclusive porches and garage; shall cost a minimum of \$ 10,000.00; shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer.
- 4- No outbuildings with the exception of a garage shall be erected within 60 feet of the street on which the said lot fronts.
- 5- No goats or pigs are to be kept on said lot.
- 6- Any fence erected shall be at least 60 feet from the property line of the street on which the lot fronts.