

## The State of South Carolina,

COUNTY OF GreenvilleFILED BOOK 646 PAGE 359  
GREENVILLE CO. S. C.

MAR 18 3 27 PM 1960

OLLIE W. WORTH  
R. M. C.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 considerationof the sum of One Thousand and No/100 (\$ 1,000.00) 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

H. N. Hammond, Jr.

All that certain piece, parcel or lot of land, located in Austin Township, Greenville County, State of South Carolina, located on the East side of Palmetto Street, north of the Town of Simpsonville, and being designated as lot # 8 on a plat of the subdivision of the Simpsonville Investors, Inc. and being more fully described as follows:

BEGINNING at an iron pin on the east side of Palmetto Street on line of Sican property and running thence N. 53-54 E. 16.3 ft. to an iron pin; thence N. 54-45 E. 135 ft. to an iron pin; thence S. 22-20 E. 124.5 ft. to an iron pin on lot # 7; thence along line of lot # 7 S. 67-40 W. 147.6 ft. to an iron pin on Palmetto Street; thence along Palmetto Street N. 22-20 W. 90.04 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 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.

A plat of above subdivision recorded in Plat Book TT at page 115 in the Greenville County R. M. C. Office.