

BOOK 675 PAGE 262

State of South Carolina,
Greenville County

JUN 6 9 31 AM '58

Know all Men by these presents, That A. M. Stone, Eugene E. Stone, Jr., Harriet M. Stone and Ann S. Cleveland, as Executors and Executrices of the estate of Eugene Earle Stone, deceased, Harriet M. Stone as Trustee/ and Eugene E. Stone, III, Eugene E. Stone, Jr., Ward S. Stone, Thomas W. Miller, and Eugene E. Stone, of Florence, S. C., as Executors of the estate of T. C. Stone, deceased,

in the State aforesaid, in consideration of the sum of

Three Thousand and No/100 - - - - - (\$ 3,000.00) - - - - - Dollars

to us paid by Charles H. Miller and Peggy S. Miller

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 Charles H. Miller and Peggy S. Miller their heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville, being known and designated as Lot No. 52 as shown on plat entitled "Partial Revision, Croftstone Acres" prepared by J. C. Hill, L. S., February 26, 1951, revised March 18, 1958 and recorded in the R. M. C. office for Greenville County in Plat Book VV, at page 117, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Broughton Drive at the joint front corner of Lots Nos. 52 and 53, said pin being 140 feet from the northeast corner of the intersection of Broughton Drive and U. S. Alternate Highway No. 29 (Camp Road), and running thence along the eastern edge of Broughton Drive, N. 2-06 W. 110 feet to an iron pin at the corner of Lot No. 51; thence along the line of that lot, N. 87-54 E. 190 feet to an iron pin at a rear corner of Lot No. 54; thence along the line of that lot, S. 9-42 W. 97 feet to an iron pin at a rear corner of Lot No. 53; thence along the line of that lot, S. 82-35 W. 170.5 feet to the beginning corner.

The above described property is subject to certain recorded easements and rights-of-way for the installation and maintenance of public utilities, and is also conveyed subject to the following restrictions and protective covenants:

(1) The above described property shall be used for residential purposes only; and

(2) No building shall be erected, placed, or altered on the above described lot until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevations by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with.

183.1-6-17

