

## State of South Carolina

BOOK 685 PAGE 01

Greenville County

*Know all Men by these presents, That* We, B. B. Black, John Wood Robison, H. W. MacMillan and W. R. Merritt, as Officers and Trustees of the Board of Church Extension of Greenville District

in the State aforesaid; in consideration of the sum of Three Thousand and No/100 - - - - -  
 - - - - - Dollars

to us paid by Ona B. Reid

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 Ona B. Reid, her heirs and assigns forever:

All that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Edwards Road, being known and designated as Lot No. 6 of a subdivision known as Spring Valley Park as shown on plat thereof prepared by Piedmont Engineering Service on the 18th day of July, 1960 and being recorded in the R.M.C. Office for Greenville County in Plat Book 77, at Page 67 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Edwards Road, joint front corner of Lots Nos. 1 and 6 and running thence with the joint line of said lots, S. 24-19 E. 196.4 feet to an iron pin; thence S. 47-30 W. 98.3 feet to an iron pin; thence N. 25-09 W. 180 feet to an iron pin on the southern side of Edwards Road; thence with said road, N. 64-51 E. 100 feet to the beginning corner; being a portion of the property acquired by the grantors by deed dated April 7, 1960 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 648, at Page 227.

The above-described property is sold subject to the following restrictions and covenants:

1. This property shall be used for residential purposes only and no structure shall be placed thereon other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
2. The building line on the above-mentioned plat shall be rigidly adhered to; no dwelling shall be located nearer to any side lot line than five feet, nor shall any dwelling be located on any lot nearer than twenty-five feet to the rear lot line.
3. No dwelling shall be erected which has less than 1600 square feet on its ground floor, exclusive of open porches, breezeways, garages or carports. Nor shall any dwelling be located on this property until the building plans, specifications and plot plan have been approved in writing as to conformity and harmony of exterior design with existing structures in this subdivision, and as to location of the building with respect to topography and finish ground elevation, by a committee composed of W. R. Merritt and Roy E. Turner or by a representative designated by the members of the committee. The grantors reserve the right to change or increase the membership of said committee at any time. In the event said committee or its representative fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of a dwelling or the making of such alterations have 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. The committee members shall receive no compensation for their services and the powers and duties of this committee shall cease on and after January 1, 1981. Thereafter the approval described in this covenant shall not be required unless prior to said date a written instrument shall be executed

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