

BOOK 687 PAGE 321

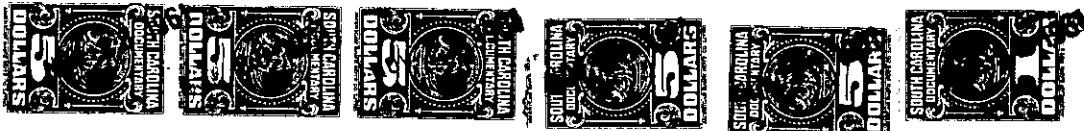
KNOW ALL MEN BY THESE PRESENTS, that We, Simpsonville Investors, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Simpsonville, State of South Carolina, in consideration of Exchange of property and
Four Thousand Five Hundred and No/100 - (4,500.00) Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto Wallace L. Young and Ruth B. Young, their heirs or assigns:

All that certain piece, parcel or lot of land, lying and being situate
in Austin Township, Greenville County, State of South Carolina, in the
Town of Simpsonville, located at the intersection of Arlen Ave. and
Palmetto Street and being known and designated as lot number 9 on a
plat of property of said Simpsonville Investors, Inc., said plat being
made by C. O. Riddle, Surveyor, in July, 1959, and recorded in the
Greenville County R.M.C. Office and being more fully described as follows:

BEGINNING at an iron pin on the northwest side of Arlen Ave. at corner of
lot number 10 and running thence along line of lot number 10 N. 36-06 W.
119.8 feet to an iron pin; thence N. 53-54 E. 147.6 feet to an iron pin
on Palmetto Street; thence along said street S. 22-20 E. 103.3 ft. to an
iron pin; thence S. 15-47 W. 31.5 ft. to an iron pin on Arlen Ave.; thence
along said Arlen Ave. S. 53-54 W. 98.3 ft. to the beginning corner and
being a portion of the same property conveyed to Simpsonville Investors, Inc.
by Frank W. Garrison and others by deed recorded in deed book 628 at page
519 in the Greenville County R.M.C. Office.

The above described lot 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 contain at least 1200 sq. feet of floor space on the first floor exclusive of 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;
- 3- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts;
- 4- No outbuilding with the exception of a garage shall be erected within 60 feet of the street on which said lot fronts;
- 5- No goats or pigs are to be kept on said lot;
- 6- Any fences erected shall be at least 60 feet from the property line of the street on which the lot fronts.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s) heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s) heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 10th day of November

FILED

SIMPSONVILLE INVESTORS, INC.

SIGNED, sealed and delivered in the presence of

NOV 28 1961 A.M.

A Corporation

By:

President

Secretary

Ann St. Hughes
Edith Dally



D. L. Bannister
J. C. Mann

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Mrs. Ollie Farnsworth
PROBATE
R. M. C.

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of November 1961.

Notary Public for South Carolina.

RECORDED this 28th day of November 1961, at 9:30 A. M., No. 13514

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