

GREENVILLE CO. S. C. BOOK 689 PAGE 227

## State of South Carolina,

Greenville County

DEC 28 9 07 AM 1961

OLLIE F. MERRITT  
*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 J. Louis Coward

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 J. Louis Coward, his 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, being known and designated as Lot No. 4 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 ZZ, at Page 67 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Spring Valley Road, joint front corner of Lots Nos. 4 and 5 and running thence with the joint line of said lots, S. 42-20 W. 200 feet to an iron pin in the line of property owned by grantors; thence with the line of grantors' property, N. 47-40 W. 105 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4; thence with the joint line of said lots, N. 42-20 E. 200 feet to an iron pin on the southwestern side of Spring Valley Road; thence with said road, S. 47-40 E. 105 feet to the beginning corner.

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

OVER

-271- 277.1-7-21