

GREENVILLE CO. BOOK 802 PAGE 214
JUL 18 1 05 PM 1966
OLLIE FARRISWORTH
R.M.C.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Frank S. Leake, Jr.

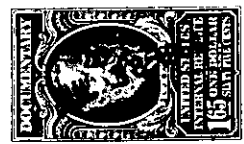
in consideration of One Thousand, Five Hundred and 00/100 (\$1,500.00) Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Francis C. Simmons, his heirs and assigns forever:

ALL that lot of land lying in the State of South Carolina, County of Greenville, being known as Lot No. 18, on a plat of Lakeview Terrace, Section I, recorded in Plat Book CCC, at page 167, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern edge of the right-of-way of U. S. Highway 276, the joint front corner of Lots 18 and 19, and running thence with the joint line of said lots, N. 49-32 E. 150 feet to an iron pin; thence along the line of Lot 20, S. 40-28 E. 100 feet to an iron pin at the joint rear corner of Lots 18 and 17; thence with the joint line of said lots, S. 49-32 W. 150 feet to an iron pin on the Eastern edge of the above named right-of-way; thence with the side of said right-of-way, N. 40-28 W. 100 feet to an iron pin at the point of beginning. This is a portion of the property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 731, at page 529.

As part of the consideration for this conveyance, the grantee hereby covenants and agrees to abide by the following restrictions concerning the use of Lot 18, which restrictions are imposed for the mutual benefit of the grantee and retained property of the grantor: 1. Grantee, his heirs or assigns, shall not use said lot for any construction, except for the construction of a single family residence, which shall contain not less than 1400 square feet of living space (such construction shall be of brick or brick veneer finish), exclusive of carports, garages and porches; 2. No business or commercial enterprises shall be carried on on said lot and no animals, except ordinary domesticated housepets, shall be maintained on said lot. 3. The above restrictions shall not prohibit the grantee from constructing on said lot a private swimming pool.



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 herebefore mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 31st day of May, 19 66.
SIGNED, sealed and delivered in the presence of:
Frank S. Leake, Jr. (SEAL)

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(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 31st day of May, 19 66.
Shelby W. Bolinger (SEAL)
Notary Public for South Carolina.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER --
COUNTY OF GREENVILLE }
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this
31st day of May, 19 66.
June H. Leake (SEAL)
Notary Public for South Carolina.

RECORDED this 18th day of July 19 66 at 1:06 P. M., No. 1958

299-333-1-21