

State of South Carolina,
Greenville County

DEC 5 3 33 PM 1967

OLLIE FARMER

Know all Men by these presents, That I, Richard F. Watson, Jr., individually and as Trustee for Bernard Peyton Watson,

in the State aforesaid, in consideration of the sum of
Seven Thousand, Eighty-Seven and 50/100-----(\$ 7,087.50)----- Dollars
to me paid by William C. Towery

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 William C. Towery, his heirs and assigns forever:

All that certain piece, parcel, or tract of land situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, on the southern side of Willis Road, containing 20.25 acres, and having, according to a recent plat prepared by Terry T. Dill, Reg. C. E. and L. S., and recorded in the R. M. C. Office for Greenville County in Plat Book VVV, at Page 131, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Willis Road at the corner of property belonging to Theron C. Bridwell, said point being 500 feet, more or less, measuring along Willis Road from Highway No. 253, and running thence along the Bridwell line, S. 17-32 W. 1232.1 feet, to an iron pin; thence continuing along the Bridwell line, S. 11-05 W. 241 feet to an iron pin on the bank of Middle Beaver Dam Creek; thence continuing along the same course 15 feet to the center of said creek; thence up the meanders of said creek as the line, traverse lines being N. 28-42 W. 385.5 feet, N. 38-07 W. 269.8 feet, N. 42-39 W. 195.5 feet, N. 10-25 E. 380 feet, N. 6-33 E. 360 feet, and N. 20-40 W. 189.7 feet to an iron pin at or near the edge of Willis Road; thence N. 75-50 W. 46.0 feet to a point in the center of a bridge on said road; thence along the approximate center of said road, N. 70-00 E. 125.7 feet, S. 89-06 E. 90.0 feet, S. 76-01 E. 200.0 feet, S. 66-34 E. 258.8 feet, and S. 67-21 E. 283.0 feet to the beginning corner; being a portion of the property conveyed to the grantor, Richard F. Watson, Jr., individually and as trustee for Richard F. Watson, III and Bernard Peyton Watson by Thomas S. Bruce, et al. by deed dated October 16, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 760, at Page 592. The said Richard F. Watson, III, having attained the age of 21 years, conveyed his interest in said property to the grantor, Richard F. Watson, Jr. by deed dated September 18th, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 829, at Page 19.

As a part of the consideration for this conveyance, the above described property is conveyed subject to the following restrictions and protective covenants:

1. The property shall be used only for residential purposes, and no structure shall be erected, altered, placed or permitted to remain on any building plot other than one detached single-family dwelling not to exceed two and one-half stories in height and appurtenant garages or outbuildings.
2. No dwelling shall be located nearer to any front street line than 50 feet.
3. No dwelling shall be erected on any portion of the property with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages, or carports, less than 1200 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one story.
4. No residence shall be erected on any building plot which has a width of less than 100 feet at the front building set back line and no residence shall be

(continued on next page)

For Release of Restrictions See Deed Book 926 Page 139
-320- 648.7-1-3.1 out of 648.7-1-3