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BOOK 839 PAGE 115

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS:

That I, WM. R. TIMMONS, JR., in the State aforesaid, in consideration of the sum of One (\$1.00) and no/100 Dollars, to the grantor in hand paid at and before the sealing of these presents by the grantee (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 TWIN LAKES OF PIEDMONT, INC., the following described real estate, to wit:

ALL of the piece, parcel or lot of land being a part of property shown on a plat of the Property of Wm. R. Timmons, Jr., recorded in the RMC Office of Greenville County, South Carolina, Plat Book 000, Page 193, having the following metes and bounds:

BEGINNING at a point on Driftwood Drive at the corner of Lot No. 26 and running thence N. 34-41 W., 182.2 feet; thence N. 28-10W., 85.4 feet; thence N. 14-38 W., 85.4 feet; thence N. 13-21 W., 227.4 feet; thence N. 16- 37 W., 433.4 feet; thence N. 23-09 W., 88 feet; thence N. 30-41 W., 69.7 feet; thence N. 44-21 W., 67 feet; thence N. 71-47 W., 65.6 feet; thence S. 81-35 W., 65.6 feet; thence S. 54-10 W., 67 feet; thence S. 40-30 W., 141 feet; thence S. 33-43 W., 85 feet; thence S. 19-56 W., 88.1 feet; thence S. 5-30 W., 88.1 feet; thence S. 8-05 E., 85 feet; thence S. 14-52 E., 806.6 feet; thence S. 80-00 E., 428.8 feet; thence N. 55-19 E., 239 feet to the point of beginning.

This property contains two lakes which are for the benefit of property owners in a subdivision of which this property is a part. This deed is made subject to the following covenants and restrictions:

1. Only hand or electric motor propelled boats shall be permitted on the lakes at any time.
2. No person shall be permitted to do anything which would tend to make the lakes a hazard, nor shall any activity be permitted which would be a nuisance.
3. No person shall be permitted to put debris, trash, garbage or other obnoxious or objectionable materials in the lakes or upon the property herein conveyed.
4. No business or trade of any kind shall be operated on or near the lakes; no person shall place any navigation obstruction anywhere upon the lakes.
5. No one shall be permitted to use the lakes except owners of property within the subdivision, who shall be stockholders in the corporation owning the lakes, their guests and invitees, all of whom shall use the lakes at their own risk.

If any one shall violate or attempt to violate any of the covenants and restrictions herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee hereinabove named, and its successors and Assigns forever.

And the grantor does hereby bind the grantor and the grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee hereinabove named, and the grantee's successors and Assigns against the grantor and the grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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