

GREENVILLE CO. S. C.

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

DEC 12 3 55 PM 1968

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OLLIE FARRINGTON
R. M. O.

County Stamps Paid \$3.85
See Act No. 300 Section 1



KNOW ALL MEN BY THESE PRESENTS That We,

J. T. MASSEY AND SUDIE MASSEY

in the State aforesaid, in consideration of the sum of Three Thousand Four Hundred and Fifty (\$3,450.00) Dollars

to us in hand paid at and before the sealing of these presents

by W. M. BURDETT

(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 W. M. BURDETT,

His heirs and assigns forever:

all that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, situate on the Northern side of Sunset Drive, ^{beginning} at an iron pin on the Northern side of said Drive, approximately 546.9 feet Southwest from U. S. Highway 276, and running thence with the Northern side of said Drive South 62 - 35W 120 feet to an iron pin; thence N 27 - 25 W 200 feet to an iron pin; thence N 62 - 35 E 120 feet to an iron pin; thence S 27 - 25 E 200 feet to the beginning corner, and containing 55/100 acres more or less, and being a portion of the same property heretofore conveyed to J. T. MASSEY by deed from J. P. AND GRACE WHATLEY.

The property aforesaid is being conveyed subject to the following restrictions:

- (1) Said property shall be used for residential purposes only;
- (2) no dwelling shall be erected thereon with less than 2,000 square feet of floor space, exclusive of porches;
- (3) no building shall be erected nearer to Sunset Drive than 75 feet;
- (4) no strip shall be cut from said lot, nor shall it be subdivided, nor shall more than one residence be erected thereon;
- (5) no garage building or trailer to be used for permanent residential purposes; and,
- (6) any sewer system used must be approved by the South Carolina State Board of Health and the appropriate officials of the Town of Mauldin, South Carolina.

This property is being conveyed subject to all easements and rightsaway, if any, of record.

The above described lot is shown on a plat dated November 30, 1968, made by T. H. Walker, Jr., and entitled "Property of W. M. Burdett".

-799- M8.1-1-7.2
OUT OF M8.1-1-7

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