

State of South Carolina,

County of GREENVILLE

FILED  
GREENVILLE CO. S. C.

JUN 24 10 22 AM '69

OLLIE FARNSWORTH  
R. M. C.



For True Consideration See Affidavit

Book 31 Page 169

County Stamps Paid \$1.10

See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS That CHANTICLEER REAL ESTATE CO.,  
a corporation chartered under the laws of the State of South Carolina  
and having its principal place of business at Greenville  
in the State of South Carolina, for and in consideration of the  
sum of One Dollar (\$1.00), and exchange of property valued at  
dollars,

to it in hand duly paid at and before the sealing and delivery of these presents by the grantee(s) herein-  
after named, (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and  
by these presents does grant, bargain, sell and release unto

GRACE F. EARLE, individually and as executrix and trustee under the  
Will of F. H. Earle, deceased, her heirs, successors and assigns:

ALL those two lots of land in the County of Greenville, State of South  
Carolina, known and designated as Lots Nos. 159 and 160 of Chanticleer  
Subdivision, as shown by plat thereof recorded in the R.M.C. Office for  
Greenville County in Plat Book JJJ at Page 71, and having, according  
to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Chapman Road and running  
thence with the southern side of Chapman Road N. 88-14 E. 40.7 feet to  
a pin; thence with Chapman Road S. 77-31 E. 219.3 feet to a pin; thence  
S. 27-22 W. 226.7 feet to a pin; thence N. 77-39 W. 150 feet to a pin;  
thence N. 1-06 W. 215.6 feet to the beginning corner.

These lots are subject to restrictions and easements of record.

Also, all that certain parcel of land on Chapman Road, in an area of  
Chanticleer Subdivision not yet subdivided by recorded plat nor re-  
stricted, having the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Chapman Road and  
running thence S. 74-56 W. 9.6 feet to a pin; thence with Chapman Road  
S. 68-43 W. 60 feet to a pin; thence with Chapman Road S. 62-43 W. 25  
feet to a pin; thence S. 72-48 E. 35.7 feet to a pin; thence S. 28-19  
E. 146.1 feet to a pin on the line of Earle property; thence with that  
property N. 59-51 E. 40 feet to a pin; thence still with that property  
N. 77-39 E. 10.4 feet to a pin; thence N. 28-19 W. 141.45 feet to a  
pin; thence N. 22-03 E. 31.8 feet to a pin at the beginning corner.

The above described parcel may be used for road purposes or for other  
rights of way, or for residential use; but shall not be used for  
commercial purposes. In the event it is used for residential use, it  
shall be subject to restrictions to be imposed upon the adjoining lots  
in Chanticleer Subdivision, and may be used for residential purposes  
only in conjunction with other property of sufficient area to conform  
to the average area of other lots in this subdivision.

156-WG1.3-1-92 & 93

(Continued on next page)

ALSO  
156-WG1.3-1-1.5 (0.15 AC)  
-- OUT OF WG1.3-1-1.1