

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE Know All Men by These Presents:

That LUCILE C. MEARES AND FRANCES W. GILES, hereafter referred to as Grantor, in consideration of the sum of TEN AND NO/100 (\$10.00) AND OTHER CONSIDERATIONS DOLLARS, paid to Grantor by PAUL BANTAS, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his Heirs and Assigns, forever:

ALL that piece, parcel or lot of land at the intersection of Oak Hill Drive and Cedar Lane Road and having, according to a plat made by Webb Surveying and Mapping Co., dated August, 1962, revised March, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the intersection of Oak Hill Drive with Cedar Lane Road and running thence with the Southern side of Cedar Lane Road and running thence with the Southern side of Cedar Lane Road N. 45-00 W. 133 feet to an iron pin; thence with the Southern side of Old Cedar Lane Road N. 71-10 W. 67 feet to an iron pin; thence with the joint line of Lot B of the Grantors S. 38-27 W. 307.3 feet to an iron pin; thence S. 39-37 E. 133.4 feet to an iron pin on the Western side of Oak Hill Drive; thence with the Western side of said Drive N. 49-08 E. 349 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to the following protective covenants and restrictions:



- 1. No building shall be located nearer to the front line on Cedar Lane Road or Old Cedar Lane Road than 75 feet.
2. No walls, signs, fences, hedges of obstruction of any type shall be erected in the area between the street and the 75 foot building line except signs with a column base of not greater than one foot in diameter and the bottom of such signs shall be 10 feet or greater above the ground.
3. No building shall be erected, placed, constructed or altered on the property except of exterior masonry construction consisting of clay brick and glass, and at a height not to exceed a two-story building. It is agreed and understood that this restriction shall terminate and expire ten (10) years after date of the conveyance or, in the alternative, whenever the Sellers should dispose of all of the adjoining

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Successors/Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 23rd day of March, 1972.

Signed, Sealed and Delivered in the Presence of

Margaret St. Gallant
James Price

Lucile C Meares (Seal)
Frances W. Giles (Seal)

Greenville County
Stamps Paid \$ 38.50
Act No. 380 Sec. 1

Grantor
For True Consideration See Affidavit
Book 35 Page 87

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor or the Grantor by its duly authorized officer(s) sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

23rd day of March 1972

Margaret St. Gallant

James Price (Seal)
Notary Public for South Carolina

My Commission expires 6-10-80

GRANTORS WOMEN

property, whichever event should first occur. It is agreed and understood that the rear wall of any building erected or constructed on the property may be of concrete block construction instead of clay brick.

Recorded this 28th day of March 1972 at 10:50 A.M., No. 25907

B12-1-145.1 (1.15A-E)
308-1-145
OUT OF B12-1-145