

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 FETTER STREET, GREENVILLE, S. C. 29602

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

HELEN FISHER LANCASTER

in consideration of TWO THOUSAND SIX HUNDRED (\$2,600.00)-----Dollars

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ALVIN BROOKSHIRE and BONNIE D. BROOKSHIRE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the Southern side of Greenville County Road approximately one-half (1/2) mile East of the intersection of said County road and South Carolina Highway No. 277 and being shown as 2.9 acres on a Plat for Dupree Lancaster dated March 25, 1972, and made by W. N. Willis, Engineers, Spartanburg, South Carolina and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of the aforementioned County Road and other property of the Grantor and running thence with the Southern side of said Road, N. 64-30 E., 370 feet to an iron pin; thence leaving said Road and running as follows: S. 52-45 E., 77 feet to an iron pin; thence S. 37-50 E., 203 feet to an iron pin; thence S. 17-00 W., 211 feet to an iron pin; thence N. 73-00 W., 410 feet to an iron pin; thence N. 25-30 W., 150 feet to an iron pin, the point and place of beginning. Said property is bounded on the North by the aforementioned County Road, on the West and South by other property of the Grantor and on the East by property now or formerly of Fisher. *PLAT RECORDED RMC OFFICE GREENVILLE COUNTY. plat book 49 page 55.*

The above described property is hereby conveyed subject to rights of way, easements, conditions, public roads and restrictive covenants of public record and actually existing on the ground affecting said property.

The within property is herewith granted subject to the following restrictions:

1. No dwelling shall be permitted upon this property at a cost of less than \$22,000.00.
2. The ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1,600 feet nor less than 1,100 feet for a dwelling of more than one story with a total square footage requirement of 1,700 square feet for all dwellings of more than one story.
3. The property herein conveyed shall be used for residential purposes only and no business activity nor any noxious activities shall be permitted thereon.
4. The property herein conveyed cannot be recut so that any lot after recutting shall contain 1 1/4 acres.
5. All residences constructed on said property shall face an improved road.
6. No building shall be erected, placed or altered on any building plot on this property until the building plans, specifications and plot plans showing the location of such building have been approved in writing by an architectural committee composed of Earl Dupree Lancaster and Newton J. Fisher or by a representative designated by said committee.
7. In the event of the death or resignation of any member of said committee, the remaining member shall have full authority to approve or disapprove such design, and location or to designate a representative with like authority.

(Continued on next page)

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