

FILED
GREENVILLE CO. S. C.

VOL 980 PAGE 297

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 30 2 53 PM '73

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that J. W. Pitts Builders, Inc.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at
Greenville, State of South Carolina, in consideration of
Five Thousand, Five Hundred and No/100-----(\$ 5, 500. 00)-----Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto L. Nolan Pittman and Judy L. Pittman, their heirs and assigns forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina,
County of Greenville, lying on the eastern side of Wingo Road approximately 810 feet
north of the intersection of Wingo Road and Mount Lebanon Road, and containing 5 acres
according to plat entitled "Property of J. W. Pitts" prepared by Dalton & Neves,
Engineers in July, 1973 and having, according to said plat, the following metes and
bounds, to-wit:

BEGINNING at a point in the center of Wingo Road at the corner of the Babb Estate and
running thence with the Babb Estate line, S. 87-05 E. 799 feet to an iron pin; thence
S. 16-33 E. 214.2 feet to an iron pin; thence S. 81-44 W. 538.5 feet to an iron pin; thence
N. 87-05 W. 250 feet to a point in the center of Wingo Road; thence with the center of
Wingo Road, N. 13-49 W. 320 feet to the point of beginning; and being a portion of the
property conveyed to the granting corporation by J. W. Pitts by deed of even date, to be
recorded herewith.

- 315 - 619.2 - 1 - 17.2
OUT OF 619.2 - 1 - 17

This property is subject to the following covenants and restrictions which shall run with
the land and be binding on all persons for a period of 25 years from the date hereof:

1. This property shall be used for single family residential purposes only and no duplex,
apartment or any business or commercial enterprise shall be erected or used thereon.
2. The ground floor living area of a one story dwelling shall contain not less than 1,000
square feet nor less than 750 square feet ground floor living area (exclusive of
porches and garages) for a dwelling of more than one story.
3. No abandoned automobiles or any other type nuisance shall be allowed on the
property nor shall any temporary type structures be used as a residence.
4. The property owner may keep or raise up to but not more than five cows or horses
plus a reasonable number of domesticated animals such as dogs or cats but may not

(contained on back page)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or
successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular
said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to
claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 27th day of July 19 73

SIGNED, sealed and delivered in the presence of:

J. W. PITTS BUILDERS, INC.

(SEAL)

Jerry P. Golan
Mary S. Martin

A Corporation

By:

President

Secretary



STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor's act and deed deliver the within written deed and that (s)he,
with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27th day of July 19 73

Jerry P. Golan (SEAL)
Notary Public for South Carolina.
My Commission Expires 7-15-80

Mary S. Martin

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

(continued on next page)

GREENVILLE COUNTY
605