

THE STATE OF SOUTH CAROLINA FILED  
COUNTY OF GREENVILLE GREENVILLE CO. S. C.

Vol 1052 Page 768

Grantees' Address:  
Route 2, Box 40  
Simpsonville, S. C. 29681

APR 11 1977  
EDWARD C. TAMMERSLEY

KNOW ALL MEN BY THESE PRESENTS That WILLIAM SEABORN

in the State aforesaid, in consideration of the sum of THREE THOUSAND THREE HUNDRED FORTY-FOUR AND NO/100 (\$3,344.00) Dollars

to me in hand paid at and before the sealing of these presents  
by JAMES A. ARNOLD AND MARGARET H. ARNOLD

(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 JAMES A. ARNOLD AND MARGARET H. ARNOLD, their heirs and assigns forever;

all that piece, parcel or lot of land in Township, Greenville

County, State of South Carolina, near Fountain Inn, and being shown as 2.09 acres on a plat of the North Portion of J. A. Thomason Estate prepared by J. L. Montgomery, III dated May 1976 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the edge of highway right-of-way on Jenkins Bridge Road also known as S.C. #418, said iron pin being 285.2 feet from intersection of said Road with Triangle Pine Road and running thence along said Highway N. 71-42 E. 272.04 feet to iron pin; thence N. 04-17 E. 320.3 feet to an iron pin; thence N. 88-47 W. 248.3 feet to an iron pin; thence S. 4-46 W. 411.2 feet to an iron pin being the point of beginning. - 65 - 562.1-1-14.4

This being a portion of the property as conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1016, at Page 701. Recorded April 11, 1975 and deeded by J. Robert Thomason.

This property is subject to the below restrictions until January 1, 2025:

1. This property may only be used for residential purposes and not used in any commercial manner.
2. Any residence constructed thereon must have a front set-back line of at least 100 feet and no closer to any side line than 25 feet.
3. No construction of any type shall be maintained in front of the residence other than shrubbery, trees, plantings and beautification items. Ornamental and decorative fences are not prohibited.
4. No mobile homes, tents, campers or any other type modular construction shall be permitted to be placed on the property for residential purposes.

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3 5 0 1 4

DOCUMENTARY STAMP TAX \$ 0 7 0 0

GREENVILLE COUNTY

SOUTH CAROLINA COUNTY DOCUMENTARY TAX \$ 0 3 8 5

562.1-1-14

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