

State of South Carolina

Vol 1053 Page 137

COUNTY OF Greenville

FILED
GREENVILLE CO. S.C.

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KNOW ALL MEN BY THESE PRESENTS, That we, Nan Morrow Reese, Thomas H. Morrow and Oma C. Morrow, Jr.

in the State aforesaid, in consideration of the sum of Thirty-six Thousand Five Hundred and NO/100 (\$36,500.00) Dollars,

to us in hand paid at and before the sealing of these presents by B.S. Cooley and Mildred W. Cooley

(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 B.S. Cooley and Mildred W. Cooley, their heirs and assigns forever: — 436 - 6211-1-31.1

All that certain parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, approximately 2 miles South Of the Town of Gowansville, on the West side of S.C. Highway No. 880, being shown as Tract No. 2, containing 3.46 acres, on a plat of property prepared for T. Haynes Morrow by Neil R. Phillips, Surveyor, dated March 16, 1977, recorded in Plat Book 5-4 page 72, R.M.C. Office for Greenville County, and having such metes and bounds as is thereby shown.

This property is conveyed subject to the following restrictions and protective covenants which shall run with the land and be binding upon grantee and all parties claiming under him until January 1, 2000.

1. Said property shall be used only for residential purposes, with such outbuildings as may be incidental to residential use.
2. All dwellings shall be of new construction only and shall contain a minimum of 1100 square feet of heated space, exclusive of porches and attached garages.
3. No dwelling shall be located nearer than 75 feet and no outbuilding nearer than 200 feet to the road upon which it faces.
4. No concrete blocks shall be visible from the building exterior. No asbestos siding shall be used and all fuel tanks shall be underground.
5. No trailer, mobile home, or shell home shall be used as a residence.
6. Said property shall not be recut so as to convey an area less than one (1) acre. Only one dwelling shall be constructed upon any lot.
7. No offensive trade or activity shall be carried on which may become an annoyance or nuisance to the neighborhood.
8. All sewage disposal shall be by septic tank meeting the approval of the State Board of Health.

The above described property being a portion of the same conveyed to grantors by deed of Onie C. Morrow, dated November 21, 1974, recorded November 22, 1974, in Vol. 1010 page 728.

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DOCUMENTARY STAMP TAX
MAR 22 1977
73.00

GREENVILLE COUNTY
054605
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MAR 22 1977
40.15

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