

GREENVILLE CO. S. C.

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THE STATE OF SOUTH CAROLINA

Grantees' Address: 101 Edgewood Ave  
Greenville, S.C.  
29609

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS That WILLIAM SEABORN

in the State aforesaid, in consideration of the sum of SIX THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 50/100 (\$6,877.50) Dollars

to me in hand paid at and before the sealing of these presents by JAMES F. SMITH AND MERIEM P. SMITH

(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 F. SMITH AND MERIEM P. SMITH, 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 3.93 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 northern side of Jenkins Bridge Road also known as S.C. Highway 418 extension, said pin being 557.24 feet from the intersection of said road and Triangle Park Road and running thence from said point along the highway right-of-way N. 71-41 E. 200 feet to an iron pin; thence N. 1-18 E. 1087.11 feet to an iron pin; thence N. 88-47 W. 140 feet to an iron pin; thence S. 1-00 W. 200 feet to an iron pin; thence S. 4-17 W. 920.3 feet to an iron pin being the point of beginning.

This being a portion of the property as conveyed to the Grantor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1016, at Page 701.

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. (Commercial manner does not exclude horses, cattle, fowl, flowers, vegetation or crops so long as such is maintained in a non-offensive manner to adjacent property owners.)
2. Any residence constructed thereon must have a front set-back line of at least 100 feet and no closer to any side line that 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.

OVER

562.1-1-14.2  
out of 562.1-1-14

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7158 IN 520  
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