

State of South Carolina
COUNTY OF GREENVILLE

Vol 1077 Page 305

FILED
GREENVILLE CO. S. C.
FEB 18 11 15 AM '77
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY STAMP TAX
FEB 18 1977
\$ 44.00

GREENVILLE COUNTY DOCUMENTARY STAMP TAX
FEB 18 1977
\$ 24.20

5030

KNOW ALL MEN BY THESE PRESENTS, That We, Ray Fowler and Oren K. Howard

in the State aforesaid, in consideration of the sum of

Twenty One Thousand Seven Hundred (\$21,700.00)----- Dollars,

to
in hand paid at and before the sealing of these presents by
ERNEST A. WILLIAMS

(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 ERNEST A. WILLIAMS, his heirs and assigns forever.

All that piece, parcel or lot of land in Highland Township, County of Greenville, State of South Carolina, located near Mt. Lebanon Church off Mt. Lebanon Road and being the rear portion of a 26.13 acre tract as shown on plat of property made for Oran M. Howard and Ray Fowler by James V. Gregory, R. L. S., dated 9-9-1977 and recorded in plat book 6E page 84, R. M. C. Office for Greenville County and having the following metes and bounds, to wit:

Beginning at a new corner on the line of Raymond C. Smith and Margaret J. Smith, and on the northern line of said 26.13 acre tract which corner is S. 59-18 E., 230 feet from the Southwest corner of said Smith 2 acre lot and 1251.2 feet from Mt. Lebanon Road and runs thence S. 29-56 W., 289.25 feet to new corner on line of a 30.95 acre tract; thence with the line of this tract, S. 51-57 E., 1723 feet to iron pin; thence N. 45-43 E., 500 feet to iron pin, corner of property of Leonard J. Ponder; thence with this line N. 57-51 W., 1005.75 feet to pin, corner of a 2.52 acre tract; thence N. 59-15 W., 476.08 feet to rear corner of Smith tract; thence with the Smith tract N. 59-18 W., 362.29 feet to the beginning corner and containing 16.13 acres, more or less. Together with the right of ingress and egress over a 50 foot right of way that is to run along the northern side or line of 26.13 acre tract as shown on said plat from Mt. Lebanon Road to the within described property. This is a part of the property conveyed to the within grantors by Leonard J. Ponder by deed recorded 9-21-1977 in deed book 1065 page 183, Greenville County R. M. C. Office. It is understood that the right of way from Mt. Lebanon Road will not be maintained by sellers.

The within described property is sold subject to the following restrictive covenants.

-315-630.3-1-37.7
OUT OF 630.3-1-37.5

1. That the property shall be used for residential purposes only.
2. That no mobile homes or module homes shall be placed on property.
3. That residence shall contain at least 1200 square feet of floor space, exclusive of porch or attached garage.
4. No junk yards on property.

Any violation shall entitle the within grantors or their heirs or assigns to bring proceedings to restrain or for damages.

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