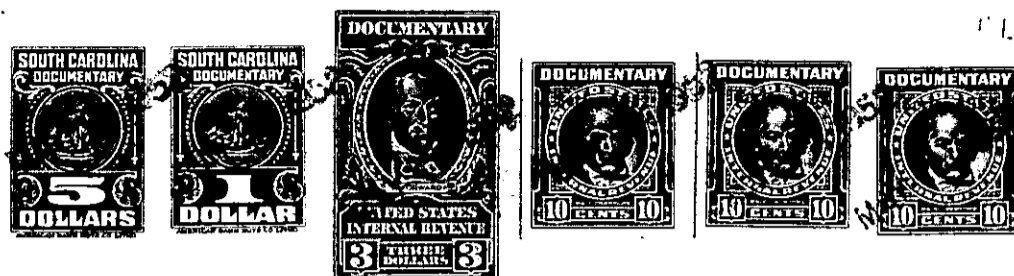


The State of South Carolina, }  
 County of GREENVILLE.



KNOW ALL MEN BY THESE PRESENTS, That WE, T. C. STONE, HARRIET M. STONE, INDIVIDUALLY AND AS TRUSTEE FOR E. E. STONE, AND E. E. STONE

in the State aforesaid, in consideration of the sum of Two Thousand Five Hundred Fifty and No/100 (\$2,550.00) Dollars,

to in hand paid at and before the sealing of these presents by L. Russell Chandler

(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 L. Russell Chandler

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville in the County of Greenville, State of South Carolina on the Northern side of Broughton Drive, being known and designated as Lot No. 38, Section H. of a revised portion of Croftstone Acres, and being as shown on a plat prepared by Piedmont Engineering Service, Greenville, South Carolina, dated August 8, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book Y at page 91. According to the said plat the within conveyed premises have the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Broughton Drive at the joint front corner of Lots 37 and 38, Section H.; and running thence along the common line of said lots N. 21-38 E. 206.5 feet to an iron pin; thence S. 83-29 E. 100 feet to an iron pin, the joint corner of Lots Nos. 38 and 39, Section H; thence along the common line of said last mentioned lots S. 17-01 W. 270.6 feet to an iron pin on the Northern side of Broughton Drive; thence along the Northern side of Broughton Drive N. 46-01 W. 57.1 feet to a point; thence continuing along the Northern side of Broughton Drive N. 55-09 W. 67.3 feet to an iron pin, the beginning corner.

The Grantee agrees to pay taxes for the year 1952.

The parties hereto agree that as part of the consideration for this conveyance the following restrictive covenants shall apply to the above described property; that said covenants shall run with the land and shall be binding on the parties hereto, their heirs and assigns forever:

1. The above described property shall be used for residential purposes only.

2. No building shall be erected, placed or altered on the above described lot until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity, and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevations, by the grantors herein. In the event the grantors herein fail to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to them, or in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with

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