

11/18/87

BEGINNING at a point in the center line of a county road at the corner of a 1.60 acre tract belonging to Turner, and running thence along the line of that tract, S. 20-0 E., 450.1 feet to an iron pin on the line of lot # 22, now or formerly belonging to M. L. Jarrard; thence along the rear lines of lots #s 22, 21, 20, 19, 18 and 17, S. 76-30 W., 424.6 feet to an iron pin at the rear corner of a 3.74 acre tract, now or formerly belonging to Turner; thence along the line of that tract, N. 6-0 E., 418.8 feet to a point in the center of the said county road; thence along the center of the said county road N. 76-10 E., 101 feet to a bend; thence continuing along the center of the said road, N. 50-60 E., 58 feet to a bend; thence continuing along the center of the said road N. 4505 E., 91 feet to the beginning corner.

The Plat to which reference is made in the above-description is recorded in the R.M.C. Office for Greenville County in Plat Book YY at Page 51.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Cleveland Township, in or near the Village of Cleveland, S. C., containing 13.40 acres, more or less, being shown as three separate tracts on a Plat of property formerly belonging to the Georgia-Pacific Corporation, prepared by J. C. Hill, L.S., January 20, 1962, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book YY at Page 51, reference to which is craved for a more complete description of the metes and bounds thereof;

DERIVATION: This is the identical property conveyed to Chester A. Reece, Alvin E. Smith and J. Ralph Ellis by deed from Echo Valley Park, Inc., dated April 25, 1972, and recorded in the R.M.C. Office for Greenville County in Deed Book 942 at Pages 66, 67 and 68; see also that deed from J. Ralph Ellis to Chester A. Reece and Alvin E. Smith dated June 2, 1981 recorded in the R.M.C. Office for Greenville County.

The following covenants and restrictions shall be in force and effect:

(1) No building whatsoever except a private single-family dwelling with the necessary outbuildings shall be erected, placed or permitted on the premises or any part thereof, and any such dwelling shall be used as a private residence only.

(2) No lot shall have a garage constructed thereon for more than two cars, and any such garage must be erected as part of the residence on the lot.

(3) No trailer, mobile home, tent, shack, garage, barn, or other outbuilding erected upon any lot shall at any time be used as a residence, either temporarily or permanently, nor shall any structure of a temporary nature be used as a residence.

(4) No residential structure having a heated area of less than 1500 square feet nor a width on that side facing or nearest the building set-back line of less than 40 feet shall be built on any lot.

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