

RECORDED

01 JAN 19 PM 3:10

DEED 136 PG 318

p/o 1-49-00-021.00

ADDRESS OF GRANTEE: 131 Berry Boulevard  
Boiling Springs, SC 29316  
00-0429

R.M.C.  
SPARTANBURG, S.C.  
STATE OF SOUTH CAROLINA

2001 JAN 19 PM 2:49

DOCUMENTARY STATEMENT TO REAL ESTATE  
COUNTY OF SPARTANBURG ) 573.50

KNOW ALL MEN BY THESE PRESENTS, that **James R Settle**, in consideration of one hundred fifty-five thousand and 00/100 Dollars (\$155,000.00), the receipt of which is hereby acknowledged, has (have) granted, bargained, sold, and released, and by these presents, do(es) grant, bargain, sell and release unto **Christopher D Bishop and Donda C Bishop**, their heirs and assigns forever:

All that certain piece, parcel or lot of land, lying situate in the County of Spartanburg, State of South Carolina, fronting to Hickory Hollow Road, being shown and designated as Lot No. 4, containing 16.865 acres, more or less, as shown on a plat entitled "Shady Rest" prepared for James R Settle by James V. Gregory Land Surveying, dated November 7, 2000, and recorded on December 20, 2000, in Plat Book 149 at Page 343 in the RMC Office for Spartanburg County, South Carolina. For a more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This is a portion of the same property conveyed to James R Settle by Deed of Willard James Cook, dated November 8, 2000, and recorded November 9, 2000, in Deed Book 72-Y, page 021, said RMC Office for Spartanburg County, South Carolina.

Aforesaid property is conveyed subject to the following restrictions:

1. No dwelling shall be constructed having less than one thousand six hundred (1,600') square feet of heated area, exclusive of carports, porches, decks, etc.
2. Property may be subdivided into Lots containing no less than five (5) acres each.
3. No block structures shall be erected that will be visible from the front.
4. No swine/pig or goats shall be permitted or maintained on the property. However, one or two goats are permitted on the property.
5. No manufactured or modular or mobile homes are permitted to be used on the property, either commercially or residentially. However, Manufactured/mobile homes are permitted during the construction of a new home. Such use is limited to 24 months or until completion of the new construction, whichever comes first.
6. No chain link fence shall be permitted around the front lawn.
7. No business or business structures, noxious or offensive activity shall be carried on upon the lots, nor shall anything be done thereon that could either cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. There shall not be maintained any plants, animals, device or things of any sort whose normal activities or existence either is in any way noxious, dangerous, unsightly or unpleasant that may diminish or destroy the enjoyment of other property in the neighborhood by the owners hereof.
8. No automobile without a current licensed plate except true antique or collector cars along with general trash pile up.
9. All dwellings are to be properly landscaped and maintained.
10. All surrounding home driveways must be paved or concrete.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining;