

STATE OF SOUTH CAROLINA
COUNTY OF GEORGETOWN

OFFICIAL
SANDY ISLAND DEVELOPMENT
CORPORATION
DEED

KNOW ALL MEN BY THESE PRESENTS, that SANDY ISLAND DEVELOPMENT CORPORATION, a South Carolina corporation, pursuant to certain conditions, reservations, stipulations and requirements hereinafter set forth under the laws of the State of South Carolina, for and in consideration of the sum of THREE THOUSAND NINE HUNDRED AND NO/100THS----- (\$ 3,900.00) DOLLARS to it paid by E. A. MANETTA

in the State aforesaid (Receipt whereof is hereby acknowledged) It has granted, bargained, sold and released; and by these presents does grant, bargain, sell and release unto the said E. A. MANETTA, HIS HEIRS AND ASSIGNS, FOREVER:

ALL AND SINGULAR, that certain piece, parcel or tract of land lying and being in District #3, Georgetown County, South Carolina, and described as Lots 145, 146, 147, and 148, Block D, Addition #1, Paradise Point Subdivision, according to a plat of survey made by C. B. Berry, R.L.S., dated February 12, 1971, and which plat is duly recorded in Plat Book "V" at Page 39, in the Office of the Clerk of Court for Georgetown County.

This property being a portion of that same property deeded to Sandy Island Development Corporation by deed of Sandy Island Corporation dated July 4, 1971, recorded in the Office of the Clerk of Court for Georgetown County in Deed Book 99 at Page 1.

FILED
BITTY L. WILLIAMS
C.C.P.A.C.S.
Jan 12 10 51 AM '77
GEORGETOWN COUNTY, S.C.
BOOK _____ PAGE _____



PAID
GEORGETOWN
COUNTY
SOUTH CAROLINA
4046

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TO HAVE AND TO HOLD, all and singular, the said premises, subject to the following restrictions, covenants, limitations and reservations, which are covenants running with the land and shall be binding upon the grantor and the grantees herein, their heirs, successors, executors, administrators and assigns, to-wit:

(a) The property herein conveyed shall be used for residential purposes only, and in no instance shall it be used for the erection or maintenance of any barn, stable, shop or structure other than a detached residential dwelling.

(b) The minimum residence shall contain at least 750 feet of minimum floor space exclusive of porches and carports; further, that before any building is commenced, plans and specifications must be presented to the developer and receive the approval of the developer in writing by and through its President.

(c) The minimum building lot shall be at least 75 feet in width and lots shall be joined together in a unit and such joinder shall deem the joined lots as being one lot in regard to offset lines.

(d) No residence including porches or projections of any kind shall be erected at a distance less than 20 feet from the back line of the property nor at a distance less than 5 feet from either side of the property; that for the purposes herein, the front line of the property shall be deemed that portion facing on a canal and the back line of the property shall be deemed that portion facing on a street.

(e) This property is not to be used for any commercial purposes whatsoever, it being specifically stated that any commercial development shall be reserved to the developer, Sandy Island Development Corporation.

(f) The developer hereby reserves a 5 foot strip on the back of each lot bordering on a street for highway or street purposes to be utilized by the South Carolina Highway Department and an additional 10 foot easement running parallel with the 5 foot easement reserved for the Highway Department to be utilized for public utilities; the developer reserves water and sewage rights in the event a water and sewage district is organized and an assessment for water and sewer rights are hereby reserved to the grantor and the assessment shall be computed by the grantor based upon front footage of each lot.

(g) It being further provided that any lot owner may construct a dock on the front of his property extending out in the canal, provided, however, that the length of such dock shall not exceed 15 feet.

(h) That the developer hereby warrants as to the footage of said lots facing on the canal, however, the developer does not warrant the depth of said lot except with a deviation of ten (10%) per cent.

(i) No trailer, basement or other like structure shall at any time be used as a temporary residence, nor shall any structure of a temporary character be used as a residence. The property hereby conveyed shall be kept free from any nuisance, or from any object, condition or use in any way offensive or dangerous to the neighborhood.

(j) The premises hereby conveyed shall not be subdivided nor shall any boundary line be changed, except the combination of several lots into a single lot, except by written consent of the grantor endorsed upon the deed of conveyance; provided, however, that in no event shall such subdivision or change of boundary result in a lot smaller in area than 75 feet in width and approximately 100 feet in depth. Nothing contained in this prohibition against subdivision shall be construed to imply any obligation on the part of the grantor to subdivide unsold lots or to rearrange the plan of development of unsold portions.

(k) In the event any portion of these restrictive covenants shall be deemed illegal or unconstitutional, then the remaining portions shall be deemed valid and in full force and effect.

11 17 86 17

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said: E. A. MANETTA, HIS

Heirs and Assigns forever. And the grantor below subscribed, hereby binds its heirs, executors, administrators or successors, to warrant and forever defend, all and singular, the said premises unto the said E. A. MANETTA, HIS Heirs and Assigns, against it and its heirs, or successors, and all persons whomsoever lawfully claiming or to claim any part thereof.

Witness the execution hereof by grantor this 30th day of December in the year of our Lord one thousand nine hundred and Seventy-Six and in the ~~one thousand and~~ Two Hundredth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:
Deanna D. Dady
Earlene M. O'Hession

SANDY ISLAND DEVELOPMENT CORPORATION
BY: Wendell E. Jones
President WENDELL JONES
J. Bryan Floyd
Secretary J. BRYAN FLOYD

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

Personally appeared before me Deanna D. Dady and made oath that he saw the within named WENDELL JONES as President, and J. BRYAN FLOYD as Secretary of Sandy Island Development Corporation, Sign, Seal and as its Act and Deed deliver the within written Deed and affix the Corporate Seal; and that he with Earlene M. O'Hession witnessed the execution thereof.

Sworn to before me this 30th day of December A.D. 1976 Deanna D. Dady
Earlene M. O'Hession (L.S.)
Notary Public for South Carolina

1976

BOOK NO. 144 PAGE 843

2.50
8.00
4.40
149.90

Stear Realty

Acres for S.

Township

Purchased

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

SANDY ISLAND DEVELOPMENT CORPORATION

TO (Address)

E. A. MANETTA
Drawer S
Kill Devil Hills, N.C. 27948

TITLE TO REAL ESTATE

(Private Individual to Another)

I hereby certify that the within deed has been this

12th day of June A. D.

1977 Recorded in Book 144 of

deeds, Page 840 at 10:51 o'clock P. M.

Plaintiff Robert Dupont

Clerk of Court of Georgetown County

I hereby certify that the within deed has been this

4th day of January A. D. 1977

Transferred on Auditor's Book Page 214 by

Auditor of Georgetown County

COUNTY PARCEL # 3-101-208-205
J. W. S. Jr.

Lots 145, 146, 147, 148
Blk. D
Addition #1
Paradise Point

FEB 6 1977