

THE STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS THAT I, Andrea C. Patterson, of Greenville County, in the State aforesaid, in consideration of the sum of three hundred dollars to me in hand paid at and before the sealing of these presents by the grantee hereinafter named (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Mildred Orr Keys

All that certain lot, piece, or parcel of land situate, lying and being in said state and county, about three miles from Greenville Court House, having the following metes and bounds, to-wit: Beginning at a stake 187 feet from Clarendon Avenue and exactly fifteen (15) feet N. 43-30 W. from the north corner of the lot conveyed by L. O. Patterson to John Anthony Keys by deed dated September 15, 1937, and recorded in the office of the Register of Mesne Conveyances for said County in Book 200, page 40 (said stake being exactly in line with the northeastern boundary of said Keys lot, if the same were prolonged), and conveyed by said J. A. Keys to said Mildred Orr Keys by deed dated January 14, 1938, and recorded in said office in Book 201, page 331, and running thence N. 43-30 W. 142 feet, more or less, to a stake exactly on the line, of the northeastern boundary of grantee's said lot, if the same were prolonged, and on the near edge of a road constructed by this grantor in November, 1938, running from the sharp bend of Clarendon Avenue to the lot conveyed by this grantor to Martha K. Tippet by deed dated November 7, 1938, and recorded in said office in Book 206, page 432 (and reconveyed to grantor by deed dated November 6, 1939, and recorded in Book 215, page 219); thence along the edge of said "Tippet Road," following the curve thereof toward Clarendon Avenue, about seventy-six feet, more or less, to a stake exactly in line with the southwestern boundary of grantee's said lot, if the same were prolonged; thence S. 43-30 E. 114 feet, more or less, to a stake exactly fifteen (15) feet N. 43-30 W. from the iron pipe on the west corner of grantee's said lot; thence N. 46-30 E. (parallel with the rear line of grantee's said lot and at all times exactly fifteen feet therefrom) seventy (70) feet to the beginning corner; the true intent hereof being to convey the lot lying exactly in the rear of said lot already belonging to said grantee, but separated therefrom by a private lane exactly fifteen feet in width belonging to grantor and leading from the lot whereon her residence is situate to the bend of Clarendon Avenue and said "Tippet Road". This is part of the land conveyed to said grantor by L. O. Patterson by deed dated March 17, 1938, and recorded in said office in Book 206, page 357.

Together with the right to use (on paying said grantee's proportionate share of the cost of maintenance, construction and improvements thereof) said "Tippet Road" and said fifteen-foot private lane (both of which belong to me), in common with myself and my heirs and assigns, none of whom shall be required to contribute to the cost of maintaining or improving said road or lane except in proportion to such use as I or they may make thereof. Said premises are hereby conveyed subject to the restrictions stated in the deed from Colonia Company to L. O. Patterson, dated October 28, 1911, recorded in said office in Book 16, page 227, as modified by the declaration by said company, dated July 27, 1937, recorded in said office in Deed Book 198, page 350; also to the additional restriction that no chicken house, chicken yard or other structure or installation except a dwelling shall be placed on said premises within sixty-four (64) feet of said "Tippet Road". It is agreed that grantee will pay the taxes on said premises for the year 1945. I hereby release said premises from the lien of the mortgage recorded in said office in Book 116, page 175, and from the lien of Judgment No. E-5723; obtained on April 28, 1936, by W. A. Hopkins, as receiver of the Farmers Bank of Travelers Rest, assigned by him to me on March 26th, 1937, and now on file in the office of the Clerk of Court for said County."

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining. To have and to hold all and singular the premises before mentioned unto the said grantee and her heirs and assigns forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said grantee and her heirs and assigns against myself and my heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The additional restriction regarding chicken-houses, etc., was interlined on the fiftieth line hereof before the execution of this deed.

Witness my hand and seal, this second day of February, in the year of our Lord one thousand, nine hundred and forty-five and in the one hundred and sixty-ninth year of the independence of the United States of America.

Signed, sealed and delivered
in the presence of:

F. B. Massingale
H. W. Estes.

Andrea C. Patterson (L. S.)