

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That Emil Wagener Allen in the State aforesaid, in consideration of the sum of Three Thousand and No/100(\$3,000.00)-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 Dave C. Gunter and Doris Bell Gunter, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being at the Southwest corner of intersection of East Tallulah Drive and Ioka Street in that area recently annexed to the City of Greenville, County of Greenville, State of South Carolina, being shown as a portion of Lots 35 and 36 on Plat of Property of D. T. Smith, made by C. M. Furman, Jr., Engineer, March 5, 1923, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "F", at page 108, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwest corner of intersection of East Tallulah Drive and Ioka Street, and running thence along the West side of Ioka Street S 25-40 E 200 feet to an iron pin; thence with the line of Lot 37 S 64-20 W 100 feet to an iron pin; thence through Lots 35 and 36 N 25-40 W 200 feet to an iron pin on the South side of East Tallulah Drive; thence along the South side of East Tallulah Drive N 64-20 E 100 feet to the beginning corner.

This is a portion of that property conveyed to me by deed of Margaret J. Earle and Ann Earle Johnson, dated March 26, 1945, recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 273, at page 372.

This property is conveyed subject to the following restrictions: (1) This property shall be used for residential purposes only; (2) No dwelling shall be erected on said property nearer than 40 feet to East Tallulah Drive or nearer than 30 feet to Ioka Street; (3) No more than one dwelling shall be erected on said property; and (4) said dwelling shall cost not less than \$7,500.00. The Grantees are to pay 1950 taxes.



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 said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 9th day of January in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of

Margaret McCreary
Patrick C. Fant

Emil Wagener Allen (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Margaret McCreary and made oath that she saw the within named grantor(s) Emil Wagener Allen written deed, and that she, with Patrick C. Fant sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 9th day of January, A. D. 1950
Patrick C. Fant (Seal)
Notary Public for South Carolina

Margaret McCreary

State of South Carolina, Greenville County

RENUNCIATION OF DOWER
I, Patrick C. Fant Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Irene H. Allen wife of the within named Emil Wagener Allen did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Dave C. Gunter & Doris Bell Gunter, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of January, A. D. 1950
Patrick C. Fant (Seal)
Notary Public for South Carolina

Irene H. Allen

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 30 P. 4877
Recorded this 27th day of February 1950 at 12: M., No.

205-2-1.1 (OUT OF 205-2-1\*2)