

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Robert J. Edwards as Trustee for Jas. M. Edwards in the State aforesaid, in consideration of the sum of Fifteen Hundred and No/100 (\$1500.00) 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 Delphia Kellner, her heirs and assigns forever:

All that certain lot of land in Greenville County, State of South Carolina, being shown as lot No. 3 on plat of property of James M. Edwards made by Dalton & Neves in March 1949, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Super Highway No. 29, at joint corner of lots 2 and 3 and running thence with line of lot 2, S. 47-08 E. 325 feet to pin in line of other property owned by James M. Edwards; thence with line of said property, N. 42-52 E. 100 feet to pin at rear corner of lot No. 4; thence with line of said lot, N. 47-08 W. 325 feet to pin on right-of-way of Super Highway No. 29; thence with Southeastern side of said right-of-way, S. 42-52 W. 100 feet to point of beginning. Subject however, to the right-of-way or easement of Duke Power Company across said lot as shown on plat.

Subject to the following restrictions:

- 1. Said property shall be used exclusively for residential purposes only.
2. No filling station, trailer camp, tourist camp, or public dance hall shall be constructed upon said property.
3. That no dwelling shall be erected upon said lot which costs less than \$10,000.00, but this construction shall not apply to servants quarters erected on the rear of said lot.
4. No house shall be constructed nearer than 65 feet to the right-of-way of Highway No. 29.
Grantee is 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 her 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 6th day of April in the year of our Lord One Thousand Nine Hundred and FIFTY

Signed, Sealed and Delivered in the Presence of

Ena W. King
J. L. Love

Robert J. Edwards (Seal)
As Trustee for James M. Edwards (Seal)

State of South Carolina, Greenville County

Personally appeared before me Ena W. King

and made oath that she saw the within named grantor(s) Robert J. Edwards as Trustee for James M. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 6th day of April, A. D. 19 50
J. L. Love (Seal)
Notary Public for South Carolina

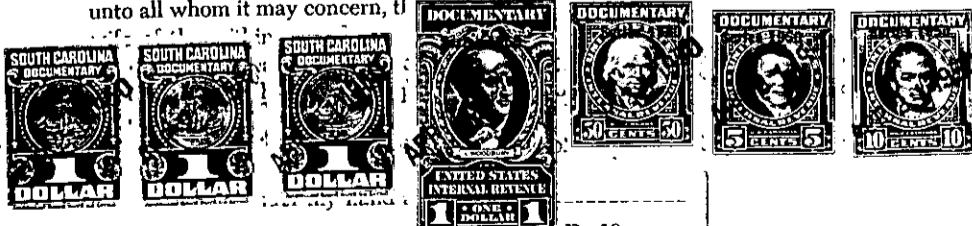
Ena W. King

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that



she, did declare that she does freely, vol- ever, renounce, release, and forever re- and Assigns, all her interest and estate, within mentioned and released.

day of D. 19 (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 21st. day of April 19 50 at 2:58 P. M. No. 9968