



STATE OF SOUTH CAROLINA, GREENVILLE CO. S. C.

GREENVILLE COUNTY 9 25 AM 1950

Know All Men by These Presents:

That I, Melvin H. McCoy, OLLIE FARNSWORTH in the State aforesaid, in consideration of the sum of Three Hundred, Thirty Five and No/100 --- DOLLARS, and assumption of mortgage hereinafter more fully setforth below, 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

Wilton Leopard and Jessie Belle Leopard, their heirs and assigns, forever, ALL that piece, parcel or lot of land with the improvements thereon, situate, lying and being in the Piedmont Manufacturing Company Village in or near the Town of Piedmont, Greenville County, South Carolina, and being more particularly described as Lot No. 81, Section 3, as shown on a plat entitled "Property of Piedmont Mfg. Co., Greenville County," made by Dalton & Neves, February, 1950; Sections 3 and 4 of said plat are recorded in the R. M. C. Office of Greenville County in Flat Book "Y", at Pages 2-5, inclusive, and pages 6-9, inclusive, respectively. According to said Plat, the within described lot is also known as No. 39 Main Street ( Avenue ) and fronts thereon 100 feet.

This conveyance is made subject to the rights of way and easements as setforth in deed recorded in Deed Book 416 at Page 352, R.M.C. Office for Greenville County, S. C., insofar as they may affect said lot.

This conveyance is made subject to the following restrictions: (1) That no mercantile establishment, other than those already in existence, shall be erected, operated or maintained on the lot above described. (2) That only one residence shall be erected or maintained on any one lot. (3) That no livestock, except fowl, may be kept, stabled or penned thereon or brought to the premises.

The grantees agree to assume mortgage on this lot in the original amount of \$2,600.00, the same being recorded in R.M.C. Office for Greenville County in Mortgage Book 472 at page 199.

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 4th day of September in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of [Signatures: Estes Howell, L. A. Hutson, Jr.] Melvin H. McCoy (Seal) [Seal] [Seal] [Seal]

State of South Carolina, Greenville County Personally appeared before me Estes Howell and made oath that he saw the within named grantor(s) Melvin H. McCoy sign, seal and as his act and deed deliver the within written deed and that he, with L. A. Hutson, Jr. witnessed the execution thereof. Sworn to before me this 4th day of September, A. D. 1950. [Signature: L. A. Hutson, Jr.] Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Lucius A. Hutson, Jr. Notary Public, do hereby certify unto all whom it may concern, that Mrs. Hassie Mae Dyer McCoy wife of the within named Melvin H. McCoy 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 Wilton and Jessie Belle Leopard, 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 4th day of September, A. D. 1950. [Signature: Lucius A. Hutson, Jr.] Notary Public for South Carolina [Signature: Hassie Mae Dyer McCoy]