

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OCT 23 8 29 AM 1951

OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid, in consideration of the sum of Eight Hundred and No/100 (\$800.00)----- 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 Mrs. Delphia F. Kellner, her heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, in Chick Springs Township, on the Eastern side of Elizabeth Drive, being shown as lot 217, on plat of property of Robert J. Edwards, made by Dalton & Neves, in May 1951, and described as follows:

BEGINNING at an iron pin on the Eastern side of Elizabeth Drive, at the joint front corner of lots 216 and 217, and running thence with line of lot 216, N. 56-30 E. 207 feet to iron pin; thence S. 33-30 E. 100 feet to iron pin at rear corner of lot 218; thence with line of lot 218, S. 56-30 W. 201.7 feet to iron pin on Elizabeth Drive; thence with Elizabeth Drive, N. 36 W. 59.2 feet to pin; thence continuing with Elizabeth Drive, N. 37-35 W. 41 feet to the point of beginning.

It is distinctly understood and agreed that this conveyance is made subject to the following restrictions which are for the mutual benefit of the grantor, grantee and other persons owning lots on the same plat, and are expressly made a part of the consideration therefor:

- 1. Said lot shall be used for residential purposes.
2. No residence shall be constructed thereon containing less than 1200 square feet of floor space exclusive of porches and breeze-ways.
3. No garage apartments shall be constructed upon said lot.
4. No building of any kind, or residence, shall be constructed nearer than 50 feet from the front line of said lot.



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 17 day of October in the year of our Lord One Thousand Nine Hundred and Fifty-one

Signed, Sealed and Delivered in the Presence of

Ena W. King (Signature)



STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that he saw the within named grantor(s) Robert J. 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 17 day of October, A. D. 1951 Notary Public for South Carolina

Ena W. King (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards 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 Mrs. Delphia F. Kellner, her Heirs and Assigns, all her interest and estate, and also 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 17 day of October, A. D. 1951 Notary Public for South Carolina

Pearl M. Edwards (Signature)

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 23rd day of October 19 51, at 8:29 A. M., No. 24273