

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED IN GREENVILLE S.C. JAN 17 4 55 PM 1952

Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid, in consideration of the sum of Seventeen Hundred Fifty and No/100- - - - - (\$1,750.00) 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 Mary C. Austin, her heirs and assigns forever,

All those two certain lots of land in Chick Springs Township, Greenville County, State of South Carolina, lying on the northern side of Wavel Avenue, between Lots Nos. 253 and 254 on Plat of the property of Robert J. Edwards, made by Walter & Thomas in May 1951, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Wavel Avenue, at the point front corner of Lots Nos. 254 and 255, and running thence with the line of Lot No. 255, S. 77 W. 200 feet to an iron pin at the rear corner of Lot No. 255; thence with the line of Lot Nos. 203 and 204, S. 43 E. 200 feet to an iron pin at the rear corner of Lot No. 204; thence with the line of Lot No. 252, S. 47 E. 200 feet to an iron pin on Wavel Avenue; thence with the Northwestern side of Wavel Avenue, S. 43 W. 100 feet to the point of beginning.

It is understood that this conveyance is made subject to the mortgage of the premises herein are expressly made a part of the consideration hereof:

- (1) This property shall be used exclusively for residential purposes.
- (2) No dwelling shall be built hereon containing less than 1200 square feet of floor space, with a minimum of two bedrooms.
- (3) No dwelling shall be constructed or reconstructed hereon.



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 5th day of January, 1952, in the year of our Lord One Thousand Nine Hundred and Fifty-two.

Signed, Sealed and Delivered in the Presence of

Chas. W. King, J. L. Love

Robert J. Edwards (Seal) (Seal) (Seal) (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me

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 he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 5th day of January, A. D. 1952. J. L. Love (Seal) Notary Public for South Carolina

Eva W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Pearl M. Edwards, 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 Mary C. Austin, 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 5th day of January, A. D. 1952. J. L. Love (Seal) Notary Public for South Carolina

Pearl M. Edwards

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 17th day of January 1952, at 4:56 P. M., No. 1380