

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH R.H.C.

Know All Men by These Presents:

That I, Robert J. Edwards, as Trustee for James M. Edwards in the State aforesaid, in consideration of the sum of Sixteen Hundred and No/100- - - - - (\$1,600.00)--- 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 J. R. Gaines, his heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, lying just to the rear of lots 1 and 2 as shown on plat of property of James M. Edwards, April 1948, and described as follows:

BEGINNING at an iron pin, at the Southwest corner of lot 1, and running thence S. 47 E. 175 feet with the line of property of Margaret Neal; thence N. 43 E. 200 feet to an iron pin; thence N. 47 W. 175 feet to the rear corner of lot 2, now owned by J. R. Gaines; thence with line of lot 2, and lot 1, S. 43 W. 200 feet to the beginning corner.

Grantee is to pay 1952 taxes.

It is understood and agreed that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof:

- (1) These lots shall be used exclusively for residential purposes.
(2) No dwelling shall be built nearer than 50 feet to the front or southern line of said lots fronting on Mable Avenue, nor shall any dwelling be constructed to cost less than \$10,000.00, or to contain less than 1200 square feet of floor space, exclusive of porches and breezeways.



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 his 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 27th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: 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 27th day of March, A. D. 1952. Notary Public for South Carolina

Ena W. King (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 2nd day of April 1952, at 4:27 P. M., No. 7813

Handwritten notes: P15.10-1-32.1 CUTCF P15.10-1-1#32