

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY



Know All Men by These Presents:

That we, Jimmie M. Skinner and Eston W. Skinner of Greenville, in the State aforesaid, in consideration of the sum of Eighteen Hundred Fifty and 00/100 (\$1850.00) 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 Ella Lucille Granger:

All that piece, parcel or tract of land, being known and designated as Lot No. 23, according to a plat of the property of University Heights, plat made by Piedmont Engineering Service, January, 1949, recorded in the R. M. C. Office for Greenville County in Plat Book "Y", at page 53, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Midland Street at the joint front corner of Lots Nos. 21 and 29 and running thence along the line of Lot No. 29, N. 31-20 W. 216 feet to an iron pin at the rear corner of Lot No. 20; thence along the rear line of Lot No. 21 in a northeasterly direction, 100 feet to an iron pin at the rear corner of Lot No. 21; thence along the line of Lot No. 21, S. 31-20 E. 237 feet to an iron pin on the northern side of Midland Street; thence along the north side of Midland Street, S.-65-W. 100.4 feet to an iron pin at the point of beginning.

- This property is subject to the following restrictions:
- (a) The property shall be used for residential purposes only.
  - (b) No house shall be constructed on the premises at a cost of less than \$10,000.00
  - (c) The lot described above is not to be re-cut or re-subdivided.
  - (d) Any construction on the lot shall be set back a distance of 50 feet from the front line.

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 June in the year of our Lord One Thousand Nine Hundred and Fifty-two (1952)

Signed, Sealed and Delivered in the Presence of

*Clifford F. Anderson* (Seal)  
*C. T. Wyche* (Seal)

*Jimmie M. Skinner* (Seal)  
*Eston W. Skinner* (Seal)

State of South Carolina, Greenville County } Personally appeared before me Clifford F. Anderson

and made oath that he saw the within named grantor(s) Jimmie M. Skinner and Eston W. Skinner sign, seal and as their act and deed deliver the within written deed; and that he, with C. T. Wyche witnessed the execution thereof.

Sworn to before me this 5th day of June, A. D. 1952

*C. T. Wyche* (Seal)  
 Notary Public for South Carolina

State of South Carolina, Greenville County } RENUNCIATION OF DOWER I, C. T. Wyche Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jimmie M. Skinner, wife of the within named Eston W. Skinner, 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 Ella Lucille Granger, her 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 5th day of June, A. D. 1952

*C. T. Wyche* (Seal)  
 Notary Public for South Carolina

*Jimmie M. Skinner*