

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

1952 AUG 19



Know All Men by These Presents:

That I, Clarence C. Coleman, Jr. in the State aforesaid, in consideration of the sum of Nine Hundred and no/100----- 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 R. Batson, all that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, at the southwest corner of the intersection of Dukeland Drive and King Street, in the Sans Souci section of Greenville County, about three miles north of the city of Greenville, said lot having the following lines, courses and distances:

BEGINNING at an iron pin on the southern edge of a five (5) foot sidewalk running along Dukeland Drive, said pin being the joint front corner of lots numbered four (4) and five (5); thence along the southern edge of said sidewalk, N. 54-49 E., fifty three and five tenths (53.5) feet, to an iron pin on the western edge of a five (5) foot sidewalk running along King Street; thence along the western edge of said sidewalk, S. 36-32 E., one hundred and twenty five (125) feet, to an iron pin, joint corner of Lots four (4) and seven (7); thence along the northern line of lot seven (7), S. 57-53 W., ninety-one (91) feet, to an iron pin, joint corner of lots four (4) and seven (7); thence along the eastern line of lot five (5), N. 20-06 W., one hundred twenty-five (125) feet, to an iron pin, the beginning corner, said lot being known and designated as lot numbered four (4) on Plat of said property recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book "S" at Page 49, which Plat is hereby referred to and made a part hereof.

Said property is sold subject to the following restrictions, which constitute a part of the consideration therefor, and shall be effective for a period of twenty-five (25) years from the date hereof:

- 1. Said property shall be used for residential purposes only.
2. No residence shall be erected thereon at a cost of less than five thousand dollars (\$5,000.00).
3. No house shall be erected on said lot nearer the southern edge of said sidewalk running along Dukeland Drive than twenty (20) feet.
4. Any garage erected on said lot shall be at least thirty (30) feet from the western edge of said sidewalk running along King Street.

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.

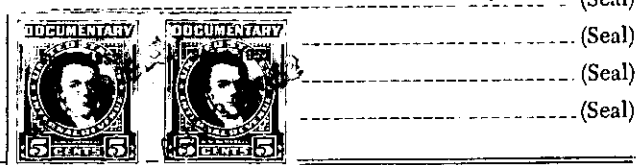
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 19th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-two

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of P. Bradley Morrah, Jr. and Louise M. Moore.

Signature of Clarence C. Coleman, Jr. with (Seal) notation.



State of South Carolina, Greenville County

Personally appeared before me Louise M. Moore

and made oath that s he saw the within named grantor(s) Clarence C. Coleman, Jr. sign, seal and as his act and deed deliver the within written deed, and that s he, with P. Bradley Morrah, Jr. witnessed the execution thereof.

Sworn to before me this 19th day of August, A. D. 19 52. Signature of P. Bradley Morrah, Jr. (Seal) Notary Public for South Carolina

Signature of Louise M. Moore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. J. Collins Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia A. Coleman wife of the within named Clarence C. Coleman, Jr. 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 R. Batson 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 20 day of August, A. D. 19 52. Signature of J. J. Collins (Seal) Notary Public for South Carolina

Signature of Virginia A. Coleman

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 30th day of August 19 52, at 10:15 A. M., No. #19260

167-1-38