

Cain & Earle

TITLE TO REAL ESTATE--Office of...

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

OLIVE FARMS NORTH R.M.C.



BOOK 472 PAGE 33



Know All Men by These Presents:

We, T. C. Stone, E. E. Stone, and Harriet M. Stone, individually and That/as trustee for E. E. Stone, in the State aforesaid, in consideration of the sum of Fifty-Five Hundred and No/100 - - - - - (\$5500.00) - - -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 James R. Mann, his heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and now within the corporate limits of the City of Greenville, being known and designated as Lot No. 31 of a subdivision known as Stone Lake Heights, Section No. 1, according to a plat thereof prepared by Piedmont Engineering Service, June, 1952, and recorded in the R.M.C. office for Greenville County in Plat Book BB, at page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Lakecrest Drive, the joint front corner of Lots 30 and 31, and running thence along the eastern edge of Lakecrest Drive, N. 1-35 E. 120 feet to an iron pin, the joint front corners of Lots 31 and 32; thence along the joint line of said lots, S. 88-25 E. 287 feet to a point on the edge of Stone Lake; thence along the edge of Stone Lake, following the traverse line thereof, S. 13-28 E. 109.1 feet to a point on the edge of Stone Lake, the joint rear corner of Lots 30 and 31; thence along the joint line of said lots, S. 88-50 W. 315 feet to an iron pin on the eastern edge of Lakecrest Drive, the beginning corner. TOGETHER with all rights and privileges in and to the bed and waters of Stone Lake as are accorded by law to a riparian owner, including, without being limited to, the right and privilege as appurtenant to said lot, to go upon and use the waters of said lake for the purpose of engaging in normal aquatic sports such as boating, fishing, and swimming, and the further right to construct and maintain a dock or landing which does not extend farther than 15 feet from the waters edge and is so located as not to interfere with the reasonable use of Stone Lake by any other riparian owner.

This conveyance is subject to restrictions and protective covenants recorded in the R. M. C. office for Greenville County in Deed Vol. 466, at page 279, and is also subject to supplemental restrictions and protective covenants recorded in Vol. 471, at page 23. The lot above described is also subject to certain easements for the installation and maintenance of public utilities, which easements appear of record in said R. M. C. office.

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 s and seal s this 30th day of January in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed, Sealed and Delivered in the Presence of

Alexander M. Stone
Kathryn K. Stone



T. C. Stone
E. E. Stone
Harriet M. Stone
individually and as trustee for
E. E. Stone

(Seal)
(Seal)
(Seal)
(Seal)



State of South Carolina,
Greenville County

Personally appeared before me Alexander M. Stone

and made oath that he saw the within named grantor(s) T.C. Stone, E. E. Stone, and Harriet M. Stone, individually and as trustee for E. E. Stone, sign, seal and as their act and deed deliver the within written deed, and that he, with Kathryn K. Stone witnessed the execution thereof.

Sworn to before me this 30th day of January, A. D. 19 53.

Joseph H. Earle, Jr. (Seal)
Notary Public for South Carolina

Alexander M. Stone

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, Joseph H. Earle, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruth W. Stone, wife of the within named T. C. Stone 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 James R. Mann, his 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 30th day of January, A. D. 19 53.

Joseph H. Earle, Jr. (Seal)
Notary Public for South Carolina

Ruth W. Stone

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 9th day of February 19 53, at 3:46 P. M., No. 3077

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