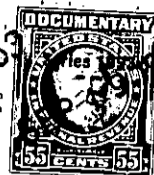


SEP 19 8 20 AM '53

State of South Carolina,

Greenville County



Know all Men by these Presents, That I, D. B. Tripp,

in the State aforesaid,

in consideration of the sum of Fourteen hundred no/100 Dollars
of which \$1,200.00 is assumption of mortgage
to me paid by Virginia Simkins

in the State aforesaid, 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
Virginia Simkins

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, near the Duncan Chapel Road, being a portion of the J. E. Thackston Home Place, and being known as Lot No. 3 on plat designated as "Map No. 1, Montague Circle, property of D. B. Tripp, as per plat and survey by C. O. Riddle, L. S., August 24, 1953, recorded in Plat Book EE, page 33, and having the following metes and bounds according to said Plat:

BEGINNING at an iron pin on the west side of Montague Circle (at edge of an 8-foot strip reserved for sidewalk) at corner of Lot No. 2 on said plat, and running thence with line of Lot No. 2, N. 70-40 W. 196.4 feet to iron pin; thence S. 31-45 W. 102.35 feet to iron pin at corner of Lot No. 4; thence with line of Lot No. 4, S. 70-40 E. 108.3 feet to iron pin on edge of Montague Circle; and thence with Montague Circle N. 19-20 E. 100 feet to beginning corner.

ALSO that other lot of land in the Township, County and State aforesaid, adjoining the above described lot, and being known as Lot No. 4 on the above mentioned plat, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the west side of Montague Circle (at edge of an 8-foot strip reserved for sidewalk) and running thence with line of Lot No. 3, N. 70-40 W. 218.3 feet to iron pin; thence S. 31-45 W. 16.9 feet to iron pin; thence S. 36-00 W. 87.5 feet to iron pin; thence S. 70-47 W. 247.4 feet to iron pin on edge of Montague Circle; and thence with Montague Circle N. 19-20 E. 100 feet to beginning corner.

This property is conveyed subject to the following conditions and restrictions:

- (1) Said property is to be used for residential purposes only.
- (2) No residence shall be erected on any lot in said subdivision costing less than \$6,500.00
- (3) The building line as shown on said plat shall be adhered to.