

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid, in consideration of the sum of Nine Hundred and No/100 (\$900.00) - - - 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 Gary V. Jones and Catherine S. Wilson, their heirs and assigns forever;

All that lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as lot No. 245, on plat of property of Robert J. Edwards, made by Dalton & Neves in May 1951, and described as follows:

BEGINNING at an iron pin on the Western side of Elizabeth Drive, at the joint front corner of lots 244 and 245, and running thence with line of lot 244, S. 56-30 W. 138.4 feet to an iron pin in line of lot 269; thence with line of lot 269, N. 33-30 W. 77.6 feet to an iron pin on Mabel Avenue; thence with the Southeast side of Mabel Avenue, N. 33 E. 160.3 feet to pin; thence with the curve of the intersection, the chord of which is S. 87-11 E. 32.2 feet to pin on Elizabeth Drive; thence with Elizabeth Drive, S. 37-40 E. 96.5 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the grantor, grantee and all other persons owning lots shown on said plat above mentioned:

- (1) Said lot shall be used exclusively for residential purposes.
(2) No dwelling shall be erected on said lot containing less than 1200 square feet of floor space, exclusive of porches and breezeways.
(3) No temporary buildings shall be used for residential purposes, nor shall any garage apartment be constructed on said lot.
(4) The outer or exterior walls of any residential dwelling shall be of material other than concrete blocks.
(5) No building of any kind, or residence shall be constructed nearer than 50 feet from the front line of said lot.

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 their 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 6 day of November in the year of our Lord One Thousand Nine Hundred and Fifty- Three

Signed, Sealed and Delivered in the Presence of

[Signature of J. L. Love]



[Signature of Robert J. 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 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 6 day of November, A. D. 19 53 [Signature of J. L. Love] (Seal) Notary Public for South Carolina

[Signature of Ena W. King]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards 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 Gary V. Jones and Catherine S. Wilson, their 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 6 day of November, A. D. 19 53 [Signature of J. L. Love] (Seal) Notary Public for South Carolina

[Signature of Pearl M. Edwards]

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 13th day of November 1953, at 9:00 A. M., No. #24783