

JAN 20 3 13 PM 1954

State of South Carolina  
Greenville COUNTY

OLLIE FARNSWORTH  
R. M. C.

Know All Men by These Presents:

That we, Lida F. Smith, A.J. Smith, and Lois S. Harris in the State aforesaid,  
in consideration of the sum of Fifty (\$50.00) DOLLARS,

Thomas E. Smith  
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 Thomas E. Smith and his heirs and assigns forever:

All that certain parcel or lot of land situated on the southwest side of State Highway No. 101 at the intersection of the road leading therefrom to Fairview Baptist Church, about 1 1/2 miles northwestward from the City of Greer, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 62 of the John A. Smith Estate, and having the following courses and distances, to wit: Beginning at the intersection of said roads, and running thence S. 32 W. 20 feet and S. 46 W. 82.2 feet along the road leading to the church; thence N. 12.40 E. 151 feet to iron pin; thence N. 53.45 W. 23 feet to edge of Highway No. 101; thence along said highway, S. 11.45 E. 90 feet to the beginning corner.

No building shall be erected on said lot for less than \$3500.00, except outbuildings as appurtenances to the main building. No junk yard shall be permitted on the property described, and no business shall be permitted on the property described which constitutes a public nuisance. Any violation of these restrictions shall not in any way affect the rights of mortgage creditors. The restrictions are imposed for the benefit of purchasers of the described property or any portion thereof, and also for the benefit of other owners of adjoining property conveyed by the grantors herein, who may enjoy any violation of said restrictions by appropriate action.

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') hands and seal this 9th day of October in the year of our Lord One Thousand Nine Hundred and fifty-three.

Signed, Sealed and Delivered in the Presence of

H. D. Hawkins  
Ansel M. Hawkins

Lida F. Smith (Seal)  
A. J. H. Smith (Seal)  
Lois S. Harris (Seal)

State of South Carolina  
Greenville COUNTY

Personally appeared before me Ansel M. Hawkins

and made oath that he saw the within named grantor(s) Lida F. Smith, A.J.H. Smith and Lois S. Harris sign, seal and as their act and deed deliver the within written deed, and that he, with H. D. Hawkins witnessed the execution thereof.

Sworn to before me this 9th day of October, A. D. 1953.

H. D. Hawkins (Seal)  
Notary Public for South Carolina

Ansel M. Hawkins

State of South Carolina  
Greenville COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Hazel W. Smith wife of the within named A.J.H. Smith 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 Thomas E. Smith and 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 9th day of October, A. D. 1953.

Ansel M. Hawkins (Seal)  
Notary Public for South Carolina

Hazel W. Smith