

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



GREENVILLE COUNTY FEB 19 5 07 PM 1954

Know All Men by These Presents:

That I, D. B. Tripp, OLLIE FARNSWORTH in the State aforesaid,
in consideration of the sum of Three hundred fifty 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 Charlotte Easton, her heirs and assigns forever

All that certain 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. Yhackston Home Place, and being known as Lot No. 8 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 the R. M. C. Office for Greenville County in Plat Book EE, page 33, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on an unnamed Street, at corner of Lot No. 7 on said plat, which pin is 200 feet from the corner of said unnamed Street and Montague Circle, and running thence with said Street N. 70-40 W. 137 feet to an iron pin; thence N. 36-00 E. 312.2 feet to iron pin at corner of Lot No. 4; thence with line of Lot No. 4, S. 70-47 E. 47.4 feet to iron pin at corner of Lot No. 5; and thence with the rear lines of Lots Nos. 5, 6 and 7, S. 19-20 W. 300 feet to the beginning corner, being a portion of the same conveyed to me by P. K. Thackston, et al, by deed dated January 31st, 1947.

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.
- (4) No cattle, hogs, or live stock of any kind, shall be kept on the premises.
- (5) No residence is to be built on any lot or portion thereof, unless said lot has 100 feet, or more, of street frontage.

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 7th day of October in the year of our Lord One Thousand Nine Hundred and fifty-three

Signed, Sealed and Delivered in the Presence of

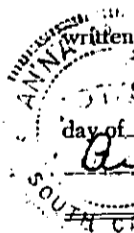
Elizabeth E. Beaty
Anna M. Beaty

D.B. Tripp

State of South Carolina, Greenville County

Personally appeared before me Elizabeth E. Beaty

and made oath that she saw the within named grantor(s) D. B. Tripp sign, seal and as his act and deed deliver the within written deed, and that she, with Anna M. Beaty witnessed the execution thereof.



Sworn to before me this 7th day of October, A. D. 1953
Anna M. Beaty (Seal)
Notary Public for South Carolina

Elizabeth E. Beaty

State of South Carolina, Greenville County

GRANTOR A WIDOWER RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 _____ day of _____, A. D. 19____ (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$____; U. S. \$____
Recorded this 19th day of February 1954 at 1 M., No. #3920

5:07 P.M.

D1-7-16