

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

for True Consideration of the sum of Five Hundred Dollars (\$500.00) - - - - - DOLLARS, Book 17 Page 55

Know All Men by These Presents:

That I, Ernestine M. Massey, in the State aforesaid, in consideration of the sum of Five Hundred (\$500.00) - - - - - DOLLARS, and other valuable consideration 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 R. M. Allen, his heirs and assigns forever,

All that piece, parcel, or lot of land in Gantt Township Greenville County, South Carolina, about four miles West of the Greenville Court House and being located on Maxey Avenue and having, according to a plat made by Pickell & Pickell, Engineers on April 7, 1954, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book HH, page 55, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Maxey Avenue, said point being the joint corners of this tract of land and property now or formerly owned by R. M. Allen; thence S. 19-05 E. 304 feet to a point in a branch that forms the back line of this track; thence along the meanders of said branch to a corner in said branch; thence N. 19-05 E. 245 feet along the line of property now or formerly owned by Ernestine M. Massey to an iron pin on the South side of Maxey Avenue; thence N. 73-09 E. 200 feet along Maxey Avenue to the point of beginning. Containing 1.3 acres more or less.

The above described property is conveyed subject to the following restrictions: That no structure except a single family dwelling House with one private garage shall be built on the above described property. This lot may have a building erected on the back side of said lot for the purpose of a woodcraft shop. The dwelling shall have not less than 1050 feet floor space and shall cost not less than \$7500.00. This restriction is for the benefit of the grantor, his heirs and assigns, and not for the benefit of the grantee his heirs and assigns.

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 and seal this 9th day of April in the year of our Lord One Thousand Nine Hundred and Fifty four

Signed, Sealed and Delivered in the Presence of Margaret E. Marchbanks Rex L. Carter

Ernestine M. Massey (Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County Personally appeared before me Margaret E. Marchbanks and made oath that she saw the within named grantor(s) Ernestine M. Massey sign, seal and as her act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 9th day of April, A. D. 19 54 Rex L. Carter Notary Public for South Carolina

Margaret E. Marchbanks (Seal)

State of South Carolina, Greenville County I, 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. \$ 3:15 P. M. No. #1115 Recorded this 13th day of April 19 54 at M. No.