

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Jeff R. Richardson, as Trustee in the State aforesaid, in consideration of the sum of Seven Hundred Fifty and no/100 (\$750.00) - - - - - 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 John F. Templeton

All that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina, and being known and designated at lot No. 58 of a subdivision known as Forest Park, plat recorded in Plat Book EE, Pages 64 and 65. This property was formerly known as Gresham Park, a partial plat thereof being recorded in R. M. C. Office for Greenville County in Plat Book BB, pages 70 and 71. This particular lot being described as follows:

Beginning at an iron pin on the East side of Helen Street at joint corner of lots 58 and 59 and running along joint line of said lots North 28-20 E. 140 ft to an iron pin; thence running N. 61-40 W. 90 ft. to an iron pin on joint corner of lots 57 and 58; thence running S. 28-20 W. 140 ft. along lines of lots 57 and 58 to an iron pin on Helen Street; thence running along Helen Street S. 61-40 E. 90 ft. to the beginning point. This is part of the property conveyed to me by William C. Gresham, Sr. and Wilton H. Gresham by deed dated November 6, 1953 and recorded in Deed Book 488, Page 267 in R. M. C. Office for Greenville County.

The property described above is being conveyed subject to the following restrictions:

- 1. No commercial building to be erected on said premises.
- 2. No dwelling shall be erected costing less than \$10,000.00.
- 3. Any dwelling erected must be at least 35 ft. or more from street.
- 4. No live stock such as horses, cattle, pigs, chickens, etc. shall be housed or pastured on premises.
- 5. Any dwelling constructed must be equipped with modern plumbing and either connected to sewer line or a satisfactory septic tank.

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 8th day of May in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

[Signature of Jeff R. Richardson, Trustee] (Seal)

State of South Carolina, Greenville County

Personally appeared before me L. J. Vaughn Jr

and made oath that he saw the within named grantor(s) Jeff R. Richardson, as Trustee written deed, and that he, with H. S. Smith sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 8 day of May, A. D. 19 54 [Signature of Notary]

[Signature of L. J. Vaughn Jr]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify



I, [Name], may concern, that Mrs. [Name] named [Name] 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 her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

Under my hand and seal this [Date] A. D. 19 [Date] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ [Amount]; U. S. \$ [Amount] Recorded this 12th day of May 19 54 at 12:32 P.M. #10593