

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That We, Eulis Greer and Mary McKinney Greer in the State aforesaid, in consideration of the sum of Sixteen Hundred and 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 Darroll W. Canady, his Heirs and Assigns forever:

All that certain piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, being shown as Lot No. 2 on plat of property of E. Greer, recorded in Plat Book CC at Page 193 and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin on the Western side of Hillrose Avenue at joint front corner of Lots 2 and 4 and running thence with Lot 4 N. 57-12 W. 158.1 feet to iron pin in rear line of Lot 3; thence with rear lines of Lots 3 and 1 S. 35-54 W. 93.1 feet to iron pin on Hillrose Avenue; thence with the Northeastern side of Hillrose Avenue S. 60-18 E. 138.4 feet to iron pin; thence with the curve of Hillrose Avenue, the chord of which is N. 76-15 E. 36.5 feet to iron pin; thence continuing with the Northwestern side of Hillrose Avenue N. 32-48 E. 60 feet to the point of beginning.

It is understood and agreed that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration hereof.

- 1. Only one single family dwelling shall be constructed upon said lot.
2. No dwelling shall be constructed nearer the front property line than 35 feet nor to contain less than 1200 square feet of floor space, exclusive of porches, breezeways and car ports.
3. No dwelling shall be constructed until the plans are submitted to and approved in writing by the Grantor, but should the Grantor fail and neglect to approve said plans within thirty days after being submitted then the same shall be considered as approved.



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 19th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-Four.

Signed, Sealed and Delivered in the Presence of [Signatures of Doris Sage and J. L. Love] [Signatures of Eulis Greer and Mary McKinney Greer] (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Doris Sage and made oath that she saw the within named grantor(s) Eulis Greer and Mary McKinney Greer sign, seal and as their act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 19th day of June, A. D. 1954. [Signature of Doris Sage] (Seal) Notary Public for South Carolina

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. Mary McKinney Greer wife of the within named Eulis Greer 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 Darnell W. Canady, his 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 19th day of June, A. D. 1954. [Signature of J. L. Love] (Seal) Notary Public for South Carolina [Signature of Mary McKinney Greer]

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ Recorded this 2nd day of August 1954, at 8:44 A.M. M., No. #17020