



Know All Men by These Presents:

That James W. Knight in the State aforesaid,  
in consideration of the sum of Eight Thousand and No/100 (\$8000.00) DOLLARS,  
and subject to mortgage indebtedness of \$12,000.00.

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 East Park Baptist Church, its heirs and assigns forever:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as lot No. 141 on a plat of University Heights, recorded in Plat Book BB at Page 21, and being more particularly described according to said plat as follows:

BEGINNING at an iron pin at the Northeast intersection of Twin Brook Drive (formerly Drayton Drive) and Carmel Street, and running thence with Carmel Street, N. 56-37 E. 135 feet to iron pin; thence N. 26-16 W. 89.3 feet to iron pin, rear corner of lot 140; thence with line of said lot, S. 59-34 W. 182.3 feet to iron pin in the northeast side of Twin Brook Drive; thence with said Drive, S. 30-26 E. 100 feet to the point of beginning.

This property is conveyed subject to the following restrictions:

1. That this property shall be used for residential purposes only.
2. No house shall be constructed on said premises at a cost of less than \$10,000.00
3. The lot described above shall not be recut or resubdivided
4. Any construction on this lot shall be set back a total of 50 feet from the front lot line.



Being the same premises conveyed to the grantor by deed of Gaynelle Mae Bates, et al, recorded in Deed Book 482, Page 293.

This conveyance is made subject to a mortgage held by Citizens Lumber Company in the sum of \$12,000.00 recorded in Volume 596 at Page 151.



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 its 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 3rd day of September in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of } *James W. Knight* (Seal)

*[Signature]* } (Seal)

*[Signature]* } (Seal)

*[Signature]* } (Seal)

*[Signature]* } (Seal)



STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Margaret Loftis

and made oath that s he saw the within named grantor(s) James W. Knight sign, seal and a his act and deed deliver the within written deed, and that s he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 3rd day of September, A. D. 19 54. (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. Pauline E. Knight wife of the within named James W. Knight 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 East Park Baptist Church, its 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 3rd day of September, A. D. 19 54. (Seal) Notary Public for South Carolina

*Pauline E. Knight*