

State of South Carolina

Greenville COUNTY

Know All Men by These Presents:

That I, J.E. Greer, in consideration of the sum of Eight Hundred and Fifty (\$850.00) in the State aforesaid, 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 Ted L. Grant and his heirs and assigns forever:

All that certain parcel or lot of land situated on the northwest side of the Hammett Bridge Road and the south side of a new county road, about one mile southwest from the City of Greer, in Chick Springs Township, Greenville County, State of South Carolina, and having the following courses and distances, to wit: Beginning at the intersection of the Hammett's Bridge Road and the new county road, and running thence along the center of the Hammett's Bridge Road, S. 42.30 W. 184 feet to bend, and S. 45.45 W. 136.5 feet to iron pin; thence N. 42.45 W. 209 feet to an iron pin; thence N. 47.15 E. 273 feet to center of county road; thence along said road, S. 58.40 E. 199 feet to the beginning corner.

This property shall be used for residential purposes only, and no dwelling-house shall be erected on said lot with less than 950 square feet floor space, and costing not less than \$4,000.00. A septic tank shall be required for each dwelling and no outbuildings shall be erected, except a private garage. No livestock shall be kept upon the premises.

These restrictions are for the benefit of the Grantor herein and his heirs or devisees, and also for the benefit of any others who may purchase lots out of the tract from which this lot is taken, and should there be a violation of said restrictions any of the same may seek injunctive relief and damages.

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 September in the year of our Lord One Thousand Nine Hundred and fifty-four.

Signed, Sealed and Delivered in the Presence of

Alvin E. Berry

Ansel M. Hawkins

John H. Greer

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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Personally appeared before me Alvin E. Berry and made oath that he saw the within named grantor(s) John H. Greer

Deliver the within written deed, and that he, with Ansel M. Hawkins sign, seal and as is act and deed witnessed the execution thereof.

Sworn to before me this 8th day of September, A. D. 1954.

Ansel M. Hawkins

(Seal)

Notary Public for South Carolina

Alvin E. Berry

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins, a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Ruth L. Greer wife of the within named John H. 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 Ted L. Grant and his 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 8th day of September, A. D. 1954.

Ansel M. Hawkins

(Seal)

Notary Public for South Carolina

Ruth L. Greer

Cancelled documentary stamps attached: S. C. \$ 21st U. S. \$ day of September 1954, at 9:35 A.M. No. 21308