

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

That R. W. Jones in consideration of the sum of Eight Hundred Twenty-five (\$825.00) 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 James C. Spencer and Lillian M. Spencer, their heirs and assigns,

All that certain piece, parcel or lot of land situate, lying and being in Paris Martin Township, Greenville County, State of South Carolina, designated as Lot # 16 on a Plat of property of R. W. Jones, prepared by J. Mac Richardson, R.L.S., on June 23, 1954, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwest corner of Lot # 16 near the intersection of Albion Circle and Moss Avenue, and running thence along the East side of said Albion Circle N. 2-49 W. 20.3 feet to an iron pin; thence to the East along a curve at the intersection of Albion Circle and Wardview Avenue 32 feet to an iron pin; thence along the South side of said Wardview Avenue N. 77-10 E. 121.2 feet to an iron pin; thence S. 19-50 E. 138.1 feet to an iron pin; thence S. 87-32 W. 185 feet to the point of beginning.

As part of the consideration hereto the following restrictions and covenants are agreed to:

- (1) The property shall be used for only residential purposes;
- (2) No dwelling shall be erected on said property with less than 1100 square feet floor space, exclusive of porches and attached garage or other structure;
- (3) Each dwelling shall have approved composition roof and shall have 4' clearance off the ground at the lowest point;
- (4) Each dwelling shall be set back from the street at least 40 feet and shall be in line with other dwellings which may be over 40 feet from the street.

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 their 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 18th day of August in the year of our Lord One, Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

Mary C. Templeton
William I. Bouton

R. W. Jones (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)
SOUTH CAROLINA DOCUMENTARY (Seal)

State of South Carolina, Greenville County

Personally appeared before me Mary C. Templeton

and made oath that s he saw the within named grantor(s) R. W. Jones sign, seal and as his act and deed deliver the within written deed, and that s he, with William I. Bouton witnessed the execution thereof.

Sworn to before me this 18th day of August, A. D. 19 54
William I. Bouton (Seal)
Notary Public for South Carolina

Mary C. Templeton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, I. H. Philpot Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Fay H. Jones wife of the within named R. W. Jones 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 James C. Spencer and Lillian M. Spencer, their 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 18th day of August, A. D. 19 54
I. H. Philpot (Seal)
Notary Public for South Carolina

Fay H. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 28th day of September 19 54 at 2:02 P.M. M., No. 22014