

STATE OF SOUTH CAROLINA 2 19 PM 1955

GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That I, Hugh C. Wood, Jr., in the State aforesaid, in consideration of the sum of One Thousand (\$1000.00) - - - - - 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 Geneva M. March, her heirs and assigns forever.

All that piece, parcel, or lot of land in Gantt Township, Greenville County, South Carolina, about four miles West of the Greenville Court House and being located on Maxey Avenue and having, according to a plat made by Pickell & Pickell, Engineers on April 7, 1954, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book HH, page 55, the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Maxey Avenue, said point being the joint corners of this tract of land and property now or formerly owned by R. M. Allen; thence S. 19-05 E. 304 feet to a point in a branch that forms the back line of this track; thence along the meanders of said branch to a corner in said branch; thence N. 19-05 W. 245 feet along the line of property now or formerly owned by Ernestine M. Massey to an iron pin on the South side of Maxey Avenue; thence N. 73-09 E. 200 feet along Maxey Avenue to the point of beginning. Containing 1.3 acres more or less.

The above described property is conveyed subject to the following restrictions: If the above described property is divided into two lots, 100 feet wide each, the following restrictions shall apply:

1. That no structure except a single family dwelling house with one private garage shall be built on each lot described. One such dwelling house to the lot with not less than 1050 feet floor space at a cost not less than \$7500.00. This restriction is for the benefit of the grantor, his heirs and assigns and not for the benefit of the grantee, her heirs and assigns. If the property is not divided, the same restriction shall apply.

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 her 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 31st day of December in the year of our Lord One Thousand Nine Hundred and Fifty four.

Signed, Sealed and Delivered in the Presence of Hugh C. Wood, Jr. (Seal) Margaret E. Marchbanks (Seal) Leo Howard Hill (Seal)

State of South Carolina, Greenville County Personally appeared before me Margaret E. Marchbanks

and made oath that she saw the within named grantor(s) Hugh C. Wood, Jr. sign, seal and as his act and deed deliver the within written deed, and that she, with Leo H. Hill witnessed the execution thereof.

Sworn to before me this 31st day of December, A. D. 1954 Leo H. Hill (Seal) Notary Public for South Carolina Margaret E. Marchbanks

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Leo Howard Hill Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mattie C. Wood wife of the within named Hugh C. Wood, Jr. 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 Geneva M. March, her 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 31st day of December, A. D. 1954 Leo H. Hill (Seal) Notary Public for South Carolina Mrs. Mattie Wood

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 2:19 P.M. Recorded this 4th day of January, 1955, at M. No. #161 243-3-112