

STATE OF SOUTH CAROLINA, 17 4 1955
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Ed. B. Smith in the State aforesaid,
in consideration of the sum of Twenty hundred and no/100 DOLLARS,
(and the restrictions and agreements set forth below)
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

J.W. Spain and Rhoda Herndon Spain a portion of lots five and six of the subdivision of E.B. Smith's property located in the City of Greenville as shown by survey of Pickle and Pickle, Engineers, Jan. 15, 1945, which is more fully as follows:

Beginning at a point seven and one-half feet from Pecan Terrace and on Perrin Street and running one hundred and forty-seven and one-half feet North 53-00 E along the line between Perrin St. and lots five and six of said subdivision to a point between lot six and the lot of the East Lake Development Co. now owned by Toy C. Jones, thence one hundred and fifteen feet S. 37-15 E. along the line between lot 6 and the Toy C. Jones lot, thence one hundred and forty-seven and one-half feet S. 54-45 W. and within seven and one-half feet of Pecan Terrace; thence one hundred and fifteen ft. N. 37-15 W. to beginning corner on Perrin St., It is understood by grantor and grantee that the seven and one-half feet ~~being retained~~ of lot number five ~~being retained~~ along Pecan Terrace that is being retained by grantor is to be added to Pecan Terrace along with seven and one-half feet of lot No. 4 so as to make Pecan Terrace fifty feet wide.

It is understood and agreed by the grantor and grantees that nothing but a residence of dwelling and buildings appertaining thereto are to be built on said lot and that any dwelling built thereon shall contain at least six rooms, that the main floor thereof shall contain at least fifteen hundred feet, that it shall face the intersection of Pecan Terrace and Perrin Sts. or face Perrin St. and that if it faces Perrin St. it must be in line with the other houses facing Perrin St. and be equidistant from Pecan Terrace and the Toy C. Jones lot line.

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 7th day of May in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

Betty H. Gray
Dorcas C. Gray



Ed. B. Smith (Seal)

State of South Carolina, Greenville County

Personally appeared before me

Betty H. Gray

and made oath that s he saw the within named grantor(s) Ed. B. Smith

written deed, and that s he, with *Dorcas C. Gray* sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 7th day of May, A. D. 1955
Betty H. Gray (Seal)
Notary Public for South Carolina

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, *Louise Gray*

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Marie Beason Smith* wife of the within named *Ed. B. Smith* 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 *J.W. Spain & Rhoda Herndon Spain* 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 7th day of May, A. D. 1955
Louise Gray (Seal)
Notary Public for South Carolina

Marie Beason Smith

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this day of 1955, at M., No.