



STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

NOV 29 10 49 AM 1955
Know All Men by These Presents:

That I, WILLIAM SPURGEON FARMER, JR., GREENVILLE, S. C. in the State aforesaid,

in consideration of the sum of Eight hundred Eighty and No/100 (\$880.00) - - - - 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 J. E. ROSAMOND and H. L. ROSAMOND, their heirs and assigns, forever:

ALL that lot of land situate on the Northeast side of Cardinal Avenue, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 29 on plat of Property of Oscar L. Ayers known as "Cardinal Park", said plat made by R. K. Campbell, Surveyor, April 24, 1949, and recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "W", page 27; and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northeast side of Cardinal Avenue at joint front corner of Lots 28 and 29, and running thence along the line of Lot 28, N. 68-14 E., 174.4 feet to an iron pin; thence N. 24-34 W., 70 feet to an iron pin; thence with the line of Lot 30, S. 68-13 W., 176.1 feet to an iron pin on the Northeast side of Cardinal Avenue; thence along the Northeast side of Cardinal Avenue, S. 25-58 E., 70 feet to the Beginning corner.

Being the same property conveyed to the grantor herein by deed of Henrietta V. Greene, dated January 22, 1955, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 516, page 536.

Grantees to pay 1955 taxes. This property is conveyed subject to the following conditions and restrictions: (1) Said property is to be used for residential purposes only. (2) No residence shall be constructed on any lot in said subdivision at a cost of less than \$5,000.00. (3) No building shall be erected nearer than 50 feet from the street on which it faces. (4) No outside toilet permitted and all sewage disposal is to be by approved septic tanks. (5) All lots are conveyed subject to recorded rights-of-way. (6) No residence is to be built on any lot or portion thereof unless said lot has 50 feet or more of street frontage.

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 23rd day of November in the year of our Lord One Thousand Nine Hundred and fifty-five.

Signed, Sealed and Delivered in the Presence of
Benjamin Ray Bell Jr. (Seal)
Anthony Marchetta (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)

FLORIDA
State of South Carolina, }
Hillsborough }
Greenville County }
Personally appeared before me Benjamin Ray Bell Jr.
and made oath that he saw the within named grantor(s) William Spurgeon Farmer, Jr.
deliver the within written deed, and that he, with Anthony Marchetta sign, seal and as his act and deed
witnessed the execution thereof.
Sworn to before me this 23rd day of November, A. D. 1955
Benjamin Ray Bell Jr. (Seal)
Notary Public for South Carolina, My commission expires April 12, 1958.
Bondsman American Surety Co. of N. Y.

FLORIDA
State of South Carolina, }
Hillsborough }
Greenville County }
I, Syd Lynfestey Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Peggy F. Farmer
wife of the within named William S. Farmer, 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 compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever
relinquish unto J. E. Rosamond and H. L. Rosamond, 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 23rd day of November, A. D. 1955
Peggy F. Farmer (Seal)
Notary Public for South Carolina, My commission expires April 12, 1958.
Bondsman American Surety Co. of N. Y.
Recorded this 29th day of November, 1955 at 10:49 A.M. No. #30833
P15.8-7-29