

APR 27 12 29 PM 1956

BOOK 551 PAGE 179

TITLE TO REAL ESTATE-Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

ELLIE FARNSWORTH R.M.C.

Know All Men by These Presents:

That FLORENCE HAMMOND (now Florence Hammond O'Neal) in the State aforesaid, in consideration of the sum of ONE AND NO/100- - - - - DOLLARS, love and affection for my husband, 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 ALFRED B. O'NEAL, his heirs and assigns:

All those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, lying and being situate on the Southeasterly side of Fernwood Lane within the City of Greenville, South Carolina, being known and designated as Lots Nos. 26, 27, 28 and 29 according to plat of Cleveland Forest, a subdivision, prepared by Dalton & Neves, Engineers, dated May, 1940, as revised through October 1950, as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "M", at pages 56 and 57, and having, according to the said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeasterly side of Fernwood Lane, joint front corner Lots Nos. 25 and 26; thence S. 25-16 E. 41.8 feet to an iron pin at joint rear corner of Lots Nos. 25 and 26 in the Southerly boundary line of Cleveland Forest; thence along said boundary line N. 64-44 E. 337 feet to an iron pin at joint rear corner of Lots Nos. 29 and 30; thence along the joint line of those lots N. 65-31 W. 163.6 feet to an iron pin at joint front corner of Lots Nos. 29 and 30 on the Southeasterly side of Fernwood Lane; thence along Fernwood Lane on an angle, the chord of which is S. 36-13 W. 60 feet to an iron pin; thence further along said Fernwood Lane on an angle, the chord of which is S. 53-01 W. 60 feet to an iron pin; thence continuing along Fernwood Lane S. 45-14 W. 127.2 feet to an iron pin at joint front corner of Lots Nos. 25 and 26, the point of beginning.

The above described property is subject to restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume K at pages 47 and 90. The said property is further restricted in that no residential building may be built thereupon costing less than \$6,000.00, nor nearer than 35 feet to the street line. Any residential building built upon the said lot shall face onto Fernwood Lane.

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 26th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Witnesses: Juanita B. Cleland, Fred N. McDonald

Florence Hammond (now Florence Hammond O'Neal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that she saw the within named grantor(s) Florence Hammond (now Florence Hammond O'Neal) written deed, and that she, with Fred N. McDonald sign, seal and as her act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 26th day of April, A. D. 1956. Fred N. McDonald (Seal) Notary Public for South Carolina

Juanita B. Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR A WOMAN

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 27th day of April 1956 at 12:29 P.M., No. 10862