



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That FRANCES SUE HARTSELL in the State aforesaid, in consideration of the sum of Four Hundred and no/100 (\$400:00) 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 CHARLES E. HARTSELL

All that piece, parcel, or lot of land in Austin Township, Greenville County, known as Lot No. 61 on Willis Street, Hunters Acres, near Simpsonville, S.C. and more fully described as follows:

BEGINNING at an iron pin on the East side of Willis Street at the corner of lots 60 and 61, and running S. 24-19 E. 80 feet to an iron pin at the corner of Willis Street and Florence Drive; thence along Florence Drive, N. 58-41 E. 80 ft. to an iron pin; thence 19 W.-24 N. 80 ft. to an iron pin; thence 41 W.-48 S. 200 ft. to beginning point. Being the same property conveyed to the grantor by deed recorded in the R.M.C. Office for Greenville County in Volume 470 at page 72.

This property is conveyed subject to the following restrictions:

- (1) No residence costing less than \$3,000.00 or having less than 720 sq. ft. of floor space shall be erected upon said lot.
(2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed.
(3) The roof of each residence constructed upon said lot shall be of composition or asbestos material.
(4) No outside toilets shall be permitted on said lot.
(5) No hogs shall be maintained on said premises.
(6) No residence shall be constructed nearer than 45 ft. from the street line upon which said line abutts. Should the 25.45 acre tract above described be hereafter subdivided into lots, then the foregoing restrictions shall apply to each of said lots in said subdivision.

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 15th day of August in the year of our Lord One Thousand Nine Hundred and Fifty-Six.

Signed, Sealed and Delivered in the Presence of

Signatures of E. P. Riley and Beverly Beauford

Signature of Frances Sue Hartsell with seal lines

State of South Carolina, Greenville County

Personally appeared before me Beverly Beauford

and made oath that she saw the within named grantor(s) Frances Sue Hartsell sign, seal and as her act and deed deliver the within written deed, and that she, with E. P. Riley witnessed the execution thereof.

Sworn to before me this 15th day of August, A. D. 19 56. Signature of E. P. Riley, Notary Public for South Carolina

Signature of Beverly Beauford

State of South Carolina, Greenville County

RENUNCIATION OF DOWER WOMAN GRANTOR

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 Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 15th day of August 19 56 at 4:34 P.M. M., No. #20840