

STATE OF SOUTH CAROLINA

OLLIE FAHNSWORTH
R.M.C.

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, R. W. JONES, in consideration of the sum of Twelve Hundred and No/100ths (\$1200.00) - - - - - DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Mildred O. McGee, her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated as lot # 3 on a plat of property of R. W. Jones, the same being prepared by J. Mac Richardson, R. L. S., on June 23, 1954, and recorded in the R. W. C. Office for Greenville County in Plat Book "S" at page 102, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Eves Heights Road at the joint front corner of lots # 2 and # 3, and running thence along said Road N. 50-50 E. 75 feet to a concrete monument; thence along the curve of said Road at the intersection of Whyteman Way 35 feet to a concrete monument on said Whyteman Way; thence along said Whyteman Way S. 39-10 E. 130 feet to an iron pin; thence along the rear line of lot # 4 S. 50-50 W. 100 feet to an iron pin; thence along the line of Lot # 2 N. 39-10 W. 185 feet to the point of beginning.

As a part of the consideration thereto the following restrictions and covenants are agreed to:

1. The property shall be used for residential purposes only;
2. No dwelling shall be erected on said property with less than 1100 sq. feet floor space, exclusive of porches and attached garage or other structure;
3. Each dwelling shall have approved composition roof, and shall have 24 inches clearance off the ground at the lowest point;
4. Each dwelling shall be set back from the street at least 40 feet from and shall be in line with other dwellings which may be over 40 feet from the street.

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.

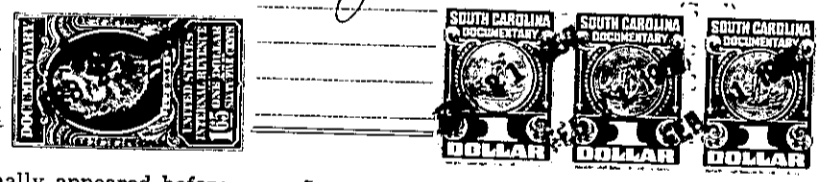
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 16th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-Seven

R. W. Jones (Seal)

Signed, Sealed and Delivered in the Presence of

Jean S. Barnett
William I. Bouton



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Jean S. Barnett

and made oath that she saw the within named grantor(s) R. W. Jones sign, seal and as his act and deed deliver the within written deed, and that she, with William I. Bouton witnessed the execution thereof.

Sworn to before me this 16th day of February, A. D., 1957
William I. Bouton (Seal)
Notary Public for South Carolina

Jean S. Barnett

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
I, WILLIAM I. BOUTON

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R. W. Jones 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 Mildred O. McGee, 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 16th day of February, A. D., 1957
William I. Bouton (Seal)
Notary Public for South Carolina

Faye H. Jones

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 21st day of February, 1957, at 4:11 P. M., No. #4424
B15-2-24