

TITLE TO REAL ESTATE—Prepared by LEATHERWOOD, WALKER, TODD & MANN, Attorneys at Law, GREENVILLE CO. S. C.



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 11 12 16 PM 1957

OLLIE WORTH R.M.C. Know All Men by These Presents:

That I, Walter S. Griffin

in consideration of the sum of One Thousand Four Hundred Seventy and No/100 (\$1470.00) DOLLARS, in the State aforesaid, 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

Jack E. Strickland, his heirs and assigns:

ALL that certain, piece, parcel or lot of land near the City of Greenville, State of South Carolina being known and designated as Lot No. 3 according to a plat of property of the grantor by Piedmont Engineering dated February 28, 1957 and having the following metes and bounds:

BEGINNING at a point on the eastern edge of Ridgeway Drive, said point being the joint front corner of Lots Nos. 2 and 3 and being 140 feet N. 9-50 E. from property now or formerly of the City of Greenville and running thence S. 75-17 E. 137.2 feet to an iron pin; thence N. 14-43 E. 69.9 feet to an iron pin; thence N. 75-17 W. 140 feet to a point on the eastern edge of Ridgeway Drive; thence with said Ridgeway Drive S. 14-43 W. 35.7 feet to a point; thence S. 9-50 W. 34.3 feet to an iron pin, the point of beginning.

This deed is made subject to a 5 foot utility and drainage easement along all sides and rear lot lines and further subject to the following restrictions which shall be for the benefit of the grantor, grantee and all others owning property in or near the vicinity of this lot: (1) Said lot shall be used for residential purposes only. (2) Said dwelling shall be single family residences only, containing not less than 1000 square feet of floor space excluding porches and breezeways; (3) No residence shall be constructed nearer than 30 feet from the edge of said 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 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 6th day of April in the year of our Lord One Thousand Nine Hundred and Fifty Seven

Signed, Sealed and Delivered in the Presence of

Mary L. Shaw
M. A. Gallenore

Walter S. Griffin (Seal)
(Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me M. A. Gallenore

and made oath that he saw the within named grantor(s) Walter S. Griffin deliver the within written deed, and that he, with Mary L. Shaw sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 6th day of April, A. D. 1957. Mary L. Shaw (Seal) Notary Public for South Carolina

M. A. Gallenore

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. O. Estes

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nelle Mills Griffin, wife of the within named Walter S. Griffin 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 Jack E. Strickland, his

and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

GIVEN under my hand and seal this 10th day of April, A. D. 1957. (Seal) Notary Public for South Carolina

Nelle Mills Griffin

Recorded this 11th day of April 1957 at 12:16 P.M. No. 8665 258-3-3 (out of 258-3-1)