

State of South Carolina

JUL 3 12 56 PM 1957

Greenville COUNTY

OLLIE FAIRBANKS WORTH

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

That I, Hazel C. Edwards in consideration of the sum of Sixty-seven Hundred Fifty - - - and exchange of property of the value of \$4,500.00 in the State aforesaid, 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 grantee(s) S. E. Branson and Mildred C. Branson, their heirs and assigns forever:

ALL of that certain parcel or lot of land situated on the north side of the Hammett Bridge Road, near Pleasant Grove Baptist Church, and about 1 1/2 miles southward from Greer. in Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 3 of the property of John H. Greer according to a survey and plat by W. P. Morrow, Registered Surveyor, dated February 1953, and having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of said road, corner of Lots Nos. 2 and 3, and running thence along said road, N. 51.10 E. 100.5 feet to an iron pin, corner with Lot No. 4; thence along the line of Lots Nos. 3 and 4, 203.5 feet to an iron pin, corner of Lot No. 9; thence along the line of Lot No. 9, S. 47.15 W. 100 feet to an iron pin, corner of Lot No. 2; thence along the line of Lot No. 2, 197 feet to the beginning corner.

This property shall be used for residential purposes only, and no dwelling shall be erected on said lot with less than 950 square feet floor space, and costing not less than \$8,000.00. A septic tank shall be required for each dwelling and no outbuildings shall be erected, except a private garage. No livestock shall be kept upon the premises.

These restrictions are for the benefit of the Grantor herein and his heirs or devisees, and also for the benefit of any others who may purchase lots out of the tract from which this lot is taken, and should there be a violation of said restrictions any of the same may seek injunctive relief and damages.

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 1st day of July in the year of our Lord One Thousand Nine Hundred and Fifty Seven.

Signed, Sealed and Delivered in the Presence of

Ella P. Groce
Elizabeth Peterson

Hazel C. Edwards (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
Greenville COUNTY

Personally appeared before me Elizabeth Peterson.

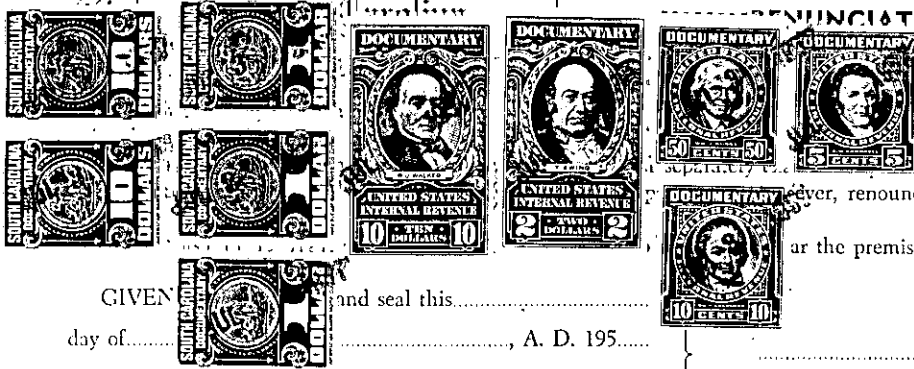
and made oath that he saw the within named grantor(s) Hazel C. Edwards

deliver the within written deed, and that she, with Ella P. Groce sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 1st day of July, A. D. 1957.

W. M. Smith (Seal)
Notary Public for South Carolina

Elizabeth Peterson



RENUNCIATION OF DOWER

Notary Public, do hereby certify

did declare that she does freely, voluntarily, sever, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and

GIVEN and seal this day of 1957.

Notary Public for South Carolina

(Continued on Next Page)

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 1957, at M., No.

Cont. On Next Page