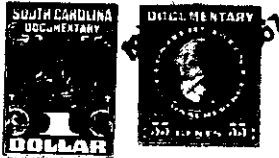


SEP 17 1 10 PM 1957



STATE OF SOUTH CAROLINA ALLIE FAY WORTH R.M.C. COUNTY OF Greenville

Know All Men by These Presents

That Palmer S. Leonard in consideration of the sum of Four hundred three and 50/100 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 Ben E. Lynn, his heirs and assigns forever: - All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located two miles West from Greer, on the East side of Dill Ave., and being shown as lot number ONE (1) on plat number FOUR (4) of the R. B. Vaughn Estate; made by H. S. Brockman, surveyor, dated July 18, 1956, and recorded in plat book LL page 33, Greenville County R. M. C. Office and having the following metes and bounds according to said plat.

Beginning at stake on the East side of Dill Ave. Corner of Margaret V. Jones lot and running thence N. 84-43 E., 409.7 feet along the North side of said lot; to an iron pin; thence N. 19-52 E., 54.9 feet to an iron pin; thence N. 4-37 E., 105.3 feet to Mrs. Essie V. Elmore property; thence S. 68-30 W., 468 feet along Elmore land to a stake on East side of Dill Ave.; thence S. 5-07 E., 19 feet along the East side of Dill Ave. to the beginning corner.

The within property is conveyed subject to the following protective and restrictive covenants, to wit.

- 1. That the within property shall be used for residential purposes only.
2. That no more than one dwelling shall be placed on the property and it shall not be erected any closer than 40 feet to the street or road on which the property fronts.
3. That no dwelling shall be placed on the property which shall have any less than 950 square feet of floor space.

These restrictions and protective covenants shall run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years.

This is the same lot conveyed to the grantor by Bessie V. Mitchell as Executrix of R. B. Vaughn Estate by deed recorded in vol. 562 at pr. 251 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 10th day of September in the year of our Lord One Thousand Nine Hundred and Fifth-seven.

Signed, Sealed and Delivered in the Presence of

John H. Carroll
Louis S. Holleman

Palmer S. Leonard (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

COUNTY OF Oconee

Personally appeared before me John H. Carroll

and made oath that he saw the within named grantor(s) Palmer S. Leonard sign, seal and as his act and deed deliver the within written deed, and that he, with Louis S. Holleman witnessed the execution thereof.

Sworn to before me this 10th day of September, A. D., 1957. Louis S. Holleman (Seal) Notary Public for South Carolina

John H. Carroll

State of South Carolina

COUNTY OF Oconee

RENUNCIATION OF DOWER

I, Louis S. Holleman

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby B. Leonard wife of the within named Palmer S. Leonard 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 Ben E. Lynn and his 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 10th day of September, A. D., 1957. Louis S. Holleman (Seal) Notary Public for South Carolina

Mrs Ruby B. Leonard

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 1:10 P.M. #22130 Recorded this 17th day of September 1957, at M., No.

773-2-22A