

FILED



STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

DEC 27 12 40 PM 1957

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

That JAMES H. TRAMMELL in consideration of the sum of (\$9750.00) Nine Thousand Seven Hundred Fifty & no/100 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 MAXIE LOUIS JONES, his heirs and assigns:

All that piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 5 on Plat No. 2 of the Property of E. P. Crenshaw, plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "LL", page 142, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Welcome Road, and running thence S. 58-53 W. 232.3 feet to an iron pin; thence N. 31-03 W. 10.8 feet to an iron pin on Jaben Drive; thence along Jaben Drive N. 30-55 E. 60 feet to an iron pin; thence continuing along Jaben Drive, N. 26-10 E. 72.7 feet to an iron pin; thence continuing along Jaben Drive, N. 41-35 E. 42.1 feet to an iron pin; thence around the curve of the intersection of Jaben Drive and Welcome Road, the chord of which is N. 80-57 E. 38.6 feet to an iron pin on Welcome Road; thence along Welcome Road S. 59-41 E. 83.5 feet to an iron pin, the point of beginning.

This property is conveyed subject to the following restrictive covenants:

- 1. This lot shall be used for one family residential dwellings only.
2. No trailer, tent, shack, garage, barn or other outbuilding shall be erected or placed on this lot nor shall any such be used as a residence either temporarily or permanently.
3. No noxious or offensive activity shall be carried on anywhere on this property.

This is the same property conveyed by deed recorded in Deeds Volume 578, page 290.

Grantor to pay 1957 taxes.

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 23rd day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Seven.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Juanita B. Cleland and Edward Ryan Hamer.

James H. Trammell (Seal)
Juanita B. Cleland (Seal)
Edward Ryan Hamer (Seal)

State of South Carolina, Greenville County

Personally appeared before me Juanita B. Cleland

and made oath that she saw the within named grantor(s) James H. Trammell sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 23rd day of December A. D. 1957.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Juanita B. Cleland

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eloise C. Trammell wife of the within named James H. Trammell 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 Maxie Louis Jones, 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 23rd day of December A. D. 1957.
Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Eloise C. Trammell

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 27th day of December 1957, at 12:40 P. M., No. 29952

249-5-30