

5M-5-56 TITLE OF REAL ESTATE-Form 137 1/2-W. A. Seybt & Co., Stationers, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

OLLIE F. WORTH R. M. C.



Know All Men by These Presents:

That I, M. C. Shelton in the State aforesaid, in consideration of the sum of Four Thousand, Four Hundred Eighty and 87/100 DOLLARS, (\$4,488.87) and assumption of mortgage of Five Thousand, Two Hundred Sixty-nine and 1/100 Dollars (\$5,269.10) 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 G. Sidney and T. J. Garrett, their heirs and assigns forever:

All that lot of land in Greenville County, State of South Carolina, on the Southeastern side of Dakota Avenue, (formerly Parkins Mill Road), near the City of Greenville, being shown as Lot No. 6 of Block H, Section 4, on Plat of East Highlands Estates, made by Dalton and Neves, Engineers, January, 1941, recorded in Plat Book K at Pages 78, 79 and 80, and having, according to said Plat the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeastern side of Dakota Avenue at the joint front corner of Lots Nos. 5 and 6 of Block H, and running thence with the line of Lot No. 5, S. 58-37 E. 198.7 feet to an iron pin on the Northwestern side of a 10 foot strip of land reserved for utilities; thence with the Northwestern edge of the strip of land reserved for utilities, S. 34-13 W. 66.1 feet to an iron pin; thence with the line of Lot No. 7, N. 58-37 W. 195.4 feet to an iron pin on Dakota Avenue; thence with the Southeastern side of Dakota Avenue, N. 31-23 E. 66 feet to the beginning corner.

Said premises being the same conveyed to the Grantor by W. W. Wingo by deed dated June 20, 1951 and recorded in the R. M. C. Office for Greenville County in Deed Book 437, page 95.

It is understood that this conveyance is made subject to the following restrictions, which are specifically made a part of the consideration thereof:

- 1. Said lot shall be used exclusively for residential purposes.
2. No dwelling shall be constructed upon said lot containing less than 922 square feet of floor space, and not less than 90 square feet of porches.

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 their Heirs and Assigns forever.

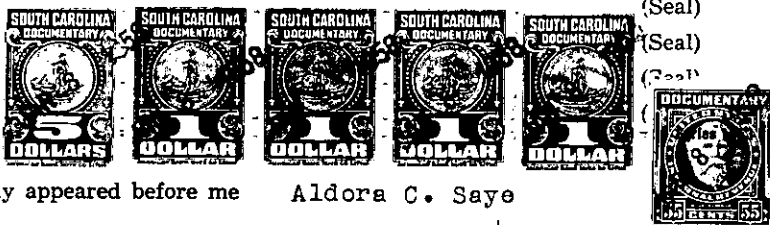
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 27th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-seven

M. C. Shelton (Seal)

Signed, Sealed, and Delivered in the Presence of

Aldora C. Saye (Seal)



State of South Carolina COUNTY OF GREENVILLE

Personally appeared before me Aldora C. Saye

and made oath that she saw the within named grantor(s) M. C. Shelton sign, seal and as his act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 27th day of December, A. D. 19 57 Notary Public for South Carolina

Aldora C. Saye (Seal)

State of South Carolina COUNTY OF GREENVILLE

RENUNCIATION OF DOWER I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby K. Shelton wife of the within named M. C. Shelton 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 G. Sidney and T. J. Garrett, their 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 27th day of December, A. D. 19 57 Notary Public for South Carolina

Ruby K. Shelton

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:19 A.M. Recorded this 8th day of January 19 58 at M., No. 502

264-2-26