



5M-9-57 TITLE OF REAL ESTATE - Form 137 1/2 - W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA JUL 16 10 29 AM 1958

COUNTY OF GREENVILLE

OLLIE NORTH Known All Men by These Presents:

That R. W. JONES in the State aforesaid, in consideration of the sum of Two Thousand and no/100ths DOLLARS, (\$2,000.00) 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

CHARLES B. DUNCAN, his heirs and assigns:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated as Lot # 7 and the Northeastern half of Lot # 8, on a plat of property of R. W. Jones, the same being prepared by J. Mac Richardson, R. L. S., on June 23, 1954, and recorded in the R. M. C. Office for Greenville County in Plat Book "S" at page 102, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Albion Circle at the joint front corner of Lots # 6 and 7, and running thence along the line of said lots N. 39-42 W. 188.9 feet to an iron pin; thence S. 50-50 W. 140 feet to an iron pin; thence S. 39-10 E. 8.75 feet to an iron pin; thence S. 50-50 W. 65 feet to an iron pin; thence along a new line through the center of Lot # 8 S. 67-48 E. 242.3 feet to an iron pin on Albion Circle; thence along said Albion Circle S. 30-37 W. 33 feet to an iron pin at the joint front corner of Lots # 7 and 8; thence still along said circle S. 32-00 W. 59.9 feet to the point of beginning.

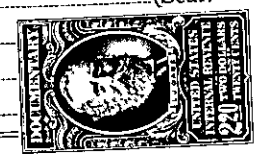
As a part of the consideration thereto the following restrictions and covenants are agreed to:

- 1. The property shall be used for residential purposes only;
2. No dwelling shall be erected on said property with less than 1100 sq. feet floor space, exclusive of porches and attached garage or other structure;
3. Each dwelling shall have approved composition roof, and shall have 24 inches clearance off the ground at the lowest point;
4. Each dwelling shall be set back from the street at least 40 feet from and shall be in line with other dwellings which may be over 40 ft. from the street.

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 7th day of July in the year Fifty-eight.

Signed, Sealed and Delivered in the Presence of Patricia R. Gray, William I. Bouton



State of South Carolina Personally appeared before me Patricia R. Gray
COUNTY OF GREENVILLE

and made oath that s he saw the within named grantor(s) R. W. Jones sign, seal and as his act and deed deliver the within written deed, and that s he, with William I. Bouton witnessed the execution thereof.

Sworn to before me this 7th day of July, 1958. William I. Bouton (Seal) Notary Public for South Carolina

Patricia R. Gray (Seal)

State of South Carolina RENEUNCIATION OF DOWER Notary Public, do hereby certify
COUNTY OF GREENVILLE I, William I. Bouton

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R. W. Jones 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 Charles B. Duncan, 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 7th day of July, 1958. William I. Bouton (Seal) Notary Public for South Carolina

Faye H. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 10:20 A. M.
Recorded this 16th day of July 1958, at 1 M., No. 1681

B15-2-28579 OF B15-2-23
B15-2-20