



STATE OF SOUTH CAROLINA

FEB 19 12 28 PM 1959

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Paul P. Efstration in the State aforesaid, in consideration of the sum of THIRTY ONE HUNDRED & NO/100 (\$3100.00) 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 Robert H. Bell and Earleen D. Bell, their heirs and assigns forever:

All that piece, parcel or lot of land in the City of Greenville, County and State aforesaid situate, lying and being on the northwestern side of Lockwood Avenue and being known and designated as Lot No. 70 of Elletson Acres as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book "EE", Page 161 and having according to said plat the following metes and bounds, to-wit: BEGINNING at an iron pin on the northwestern side of Lockwood Avenue, joint corner Lots Nos. 69 and 70 and running thence along the joint line of said lots N. 38-59 W. 227 feet to an iron pin in the rear line of Lot No. 56; thence along the rear line of Lot No. 56 N. 16-29 E. 42 feet to an iron pin at the joint rear corner of Lots Nos. 55 and 56; thence along the rear line of Lot No. 55 N. 16-14 E. 78.4 feet to an iron pin at the joint rear corner of Lots Nos. 55, 53 and 70; thence along the rear line of Lot No. 53 N. 88-35 E. 64 feet to an iron pin at the joint rear corner of Lots Nos. 70 and 71; thence along the joint line of said lots S. 36-22 E. 253.8 feet to an iron pin on the northwestern side of Lockwood Avenue; thence along the northwestern side of Lockwood Avenue and following the curvature thereof S. 56-23 W. 52.2 feet to an iron pin; thence still with Lockwood Avenue S. 37-23 W. 32.8 feet to the beginning corner.

This conveyance is made subject to building restrictions recorded in the RMC Office for Greenville County in Deed Book 548, Page 197 and also Amendments to Restrictions dated July 2, 1956 and recorded in the RMC Office for Greenville County in Deed Book 557, Page 396

This is the same property conveyed to the Grantor by deed recorded in Vol. 570, Page 76

Grantees to pay 1959 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 19th day of February in the year of our Lord One Thousand Nine Hundred and Fifty-nine

Signed, Sealed and Delivered in the Presence of Paul P. Efstration (Seal) Mollie F. Wood (Seal)

State of South Carolina Greenville County Personally appeared before me Mollie F. Wood

and made oath that she saw the within named grantor(s) Paul P. Efstration sign, seal and as his act and deed deliver the within written deed, and that she, with J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me this 19th day of February, A. D. 1959 Mollie F. Wood Notary Public for South Carolina

State of South Carolina Greenville County RENUNCIATION OF DOWER I, J. H. Price, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Constance H. Efstration wife of the within named Paul P. Efstration 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 Robert H. Bell and Earleen D. Bell, 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 19th day of February, A. D. 1959 Constance H. Efstration Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U.S. \$ 12:26 P. M. Recorded this 19th day of February, 1959, at 1 M., No. 21327 1959 1 00