BOOK 621 PAGE 204

5M—5-56

TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Greenville, S. C.

FILED

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 9 4 38 PM 1959

OLLIE FARNSWORTH
R.M.C.

Know All Men by These Presents:

That I, Mary E. Leake in the State aforesaid, in consideration of the sum of Six Hundred and No/100 ($600.00) DOLLARS,

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

Alfred C. Duckett and Mary Frances H. Duckett, their Heirs and Assigns forever:

All that certain piece, parcel or lot of land, with the improvements thereon, lying, being and situate in Fairview Township, County of Greenville, State of South Carolina, being known and designated as the northern portion of Lot No. 10 according to survey made for Grantor by Lewis C. Godsey, dated February, 1959 to be recorded in the R. M. C. Office for Greenville County and being more particularly described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the western side of Bryson Drive, joint front corner of Lots 9 and 10 and running thence along Lot 9 S. 28-30 W. 150 feet to iron pin; thence S. 64-47 E. 115.8 feet; thence N. 56-30 E. 180.6 feet; thence N. 65-53 W. 157.9 feet to iron pin, being the point of beginning.

This being a portion of the property as conveyed to Grantor by deed recorded in Book 232, Page 382 and in accordance with the estate of Frances E. Bryson who died February 25, 1939, Apartment 405, File 31 in the Probate Court of Greenville County.

The above described property is conveyed subject to the following restrictive covenants: (1) said property above described shall be used for residential purposes only;
(2) No structure shall beplaced on said above described lots costing less than $5,000.00; nor nearer the front lot line than 40 feet;
(3) No lot shall be recut to have a frontage of less than 80 feet, nor more than one house per lot.

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 1st day of April in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Signed, Sealed and Delivered in the Presence of:

Aldora C. Saye

Mary E Leake (Seal)
(Seal)
(Seal)
(Seal)
(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) Mary E. Leake sign, seal and as her act and deed deliver the within written deed, and that she, with Melvin K. Younts witnessed the execution thereof.

Sworn to before me this 1st day of April, A. D., 1959.

(Seal)
Notary Public for South Carolina

Aldora C. Saye

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, GRANTOR A WOMAN Notary Public, do hereby certify unto all whom it that Mrs.

d upon being privately and separately examined by me, did declare that she does freely, mpulsion, dread or fear of any person or persons whomsoever, renounce, release, and Heirs and Assigns, all her interest and claim of Dower of, in or to all and singular the premises within mentioned and released.

seal this
day of , A. D., 19
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. $; U. S. $ 4:38 P. M.

Recorded this 9th day of April 19 59, at 1 M., No. 26388

328-1-15 — O. Saye.
OUT OF 328-1-2