

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

APR 24 11 03 AM 1959



Know All Men by These Presents:

That I, J. T. MASSEY in the State aforesaid, in consideration of the sum of TWELVE HUNDRED AND FIFTY AND 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

S. M. FORRESTER, R. L. RUCKER and H. C. SHAVER, their heirs and assigns,

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina in the Town of Mauldin, S. C. and being known and designated as LOT NO. 11 on Map No. 2 of Sunset Heights made by C. O. Riddle, September 17, 1953 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of Lots 11 and 12 and running thence along Sunset Drive, North 62-35 East 100 feet to an iron pin, joint front corner of Lots 11 and 10; running thence South 27-25 East 200 feet to an iron pin; running thence South 62-35 West 100 feet to an iron pin; running thence North 27-25 West 200 feet to an iron pin, the point of beginning on Sunset Drive.

This property is sold subject to the following restrictions:

- 1. No house shall be erected thereon costing less than \$10,000.00
2. This property shall be used for residential purposes only.
3. No outside closets or toilets shall be erected on said premises.
4. No dwelling shall be erected closer to the highway than 70 feet from the right-of-way of the State Highway.
5. No building shall be erected nearer than 5 feet to any side line; nor any house closer to the Street line than the houses which are now located on said Street.

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 12th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of

Geraldine Welch
Hubert E. Nolin

J. T. Massey (Seal)
Geraldine Welch (Seal)
Hubert E. Nolin (Seal)

State of South Carolina, Greenville County

Personally appeared before me Geraldine Welch

and made oath that She saw the within named grantor(s) J. T. Massey written deed, and that She, with Hubert E. Nolin sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 12th day of March, A. D. 19 59
Hubert E. Nolin (Seal)
Notary Public for South Carolina

Geraldine Welch (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Hubert E. Nolin Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sudie Massey wife of the within named J. T. Massey 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 S. M. FORRESTER, R. L. RUCKER & H. C. SHAVER 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 12th day of March, A. D. 19 59
Hubert E. Nolin (Seal)
Notary Public for South Carolina

Sudie Massey (Seal)

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 24th day of April 1959, at 11:08 AM, No. 27859
MB.1-1-24