

5M-5-56 TITLE OF REAL ESTATE-Form 137 1/2-W. A. Seybt & Co., Office Supplies

STATE OF SOUTH CAROLINA 25 APR 1959
COUNTY OF GREENVILLE



Know All Men by These Presents:

That H. C. Shaver in the State aforesaid, in consideration of the sum of Five Thousand and no/100 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

J. L. Edwards, his heirs and assigns forever:

All of my 1/3 undivided interest in and to: All of that lot of land in the County of Greenville, State of South Carolina, in Austin Township, in the Town of Mauldin, S. C. and being known 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, N 62-35 E, 100 feet to an iron pin, joint front corner of lots 11 and 10; thence S 27-25 E, 200 feet to an iron pin; thence S 62-35 W, 100 feet to an iron pin; thence N 27-25 W, 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 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 23 day of April in the year of our Lord One Thousand Nine Hundred and fifty nine

Signed, Sealed and Delivered in the Presence of
H. C. Shaver (Seal)
Melvin K. Younts (Seal)
Sara J. Allison (Seal)

State of South Carolina } Personally appeared before me Sara F. Allison
COUNTY OF Greenville

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

Sworn to before me this 23 day of April, A. D., 19 59
Sara J. Allison (Seal)
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF Greenville } I, Melvin K. Younts Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Helen T. Shaver wife of the within named H. C. Shaver 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 J. L. Edwards, 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 23 day of April, A. D., 19 59
Helen T. Shaver (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 11:26 A. M.
Recorded this 7th day of May 19 59, at 1 M., No. 29375
MB.1-1-24