

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

JUN 15 11 05 AM 1959



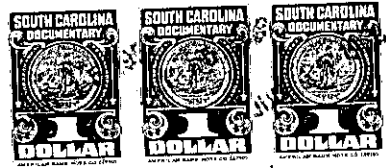
Know All Men by These Presents:

That We, Walter S. Griffin, Walter W. Goldsmith & R. M. Caine in the State aforesaid, in consideration of the sum of One Thousand Four Hundred Seventy and no/100 (\$1470.00) 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 David U. Mauldin.

ALL That certain piece, parcel or lot of land situate in the County of Greenville, State of South Carolina near the City of Greenville on the East side of Ridgeway Drive, being shown and designated as Lot No. 12 on plat of property of Walter Griffin, et al prepared by Piedmont Engineering Service on February 28, 1957, revised April 10, 1958, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Ridgeway Drive, joint front corner of Lots 11 and 12 and running thence along the joint line of said lots S. 75-17 E. 140 feet to an iron pin at the joint rear corner of said lots; thence N. 14-43 E. 70 feet to an iron pin, joint rear corner of Lots 12 and 13; thence along the common line of said lots N. 75-17 W. 140 feet to an iron pin, joint front corner of said lots on the Eastern side of Ridgeway Drive; thence along the Eastern side of Ridgeway Drive S. 14-43 W. 70 feet to an iron pin at the point of beginning.

Subject to the following restrictions: (1) Said lot shall be used for residential purposes only. (2) Said dwelling shall be a single family residence only, containing not less than 1,000 square feet of floor space, excluding porches and breezeways. (3) No residence shall be constructed less than 40 feet from the edge of said street. These restrictions shall be for the benefit of and apply only to Lots 1 through 14, inclusive, as shown on said plat.



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) hands and seals this 11th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-eight.

Signed, Sealed and Delivered in the Presence of

Mary L. Shaw
Janette C. Cannada

Walter S. Griffin (Seal)
Walter W. Goldsmith (Seal)
R. M. Caine (Seal)

State of South Carolina, Greenville County

Personally appeared before me Janette C. Cannada

and made oath that she saw the within named grantor(s) Walter S. Griffin, Walter W. Goldsmith and R. M. Caine sign, seal and as their act and deed deliver the within written deed, and that she, with Mary L. Shaw witnessed the execution thereof.

Sworn to before me this 11th day of December, A. D. 1958. Mary L. Shaw (Seal) Notary Public for South Carolina

Janette C. Cannada

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (Walter W. Goldsmith unmarried) I, Mary L. Shaw Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Nelle M. Griffin, wife of Walter S. Griffin, and Ruth P. Caine wife of the within named R. M. Caine 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 David U. Mauldin, 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 11th day of December, A. D. 1958. Mary L. Shaw (Seal) Notary Public for South Carolina

Nelle M. Griffin
Ruth P. Caine

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 19, at M., No.

(Continued on next page) 258-3-12-0001- out of 258-3-1