

FILED GREENVILLE CO. S.C. 3 23 PM 1959



TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That J. C. HUGHES in the State aforesaid, in consideration of the sum of Seven Hundred Fifty and No/100 (\$750.00) ----- 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 James C. Childress and Fannie G. Childress, their heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the south side of Farr's Bridge Road, near the City of Greenville, being shown as Lot 1 on plat of property of J. C. Hughes recorded in Plat Book SS, Page 136, and described as follows:

BEGINNING at a stake on the southern side of Farr's Bridge Road 182.1 feet from Hughes Road at the corner of the "Home Place" and running thence with the line of said "Home Place" S. 0-55 E. 210 feet more or less to a stake in line of Lot 2; thence with the line of said lot S. 87-20 W. 57 feet to a stake in line of other property of the grantee; thence with the line of said property N. 0-40 E. 211.2 feet to a stake on Farr's Bridge Road; thence with the southern side of said road S. 83-40 E. 52 feet to the beginning corner.

It is understood that this conveyance is made subject to the following restrictions;

- 1. This property shall be used exclusively for residential purposes only.
2. No residence shall be constructed nearer than 35 feet to the front line of said 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 5th day of October in the year of our Lord One Thousand Nine Hundred and Fifty-nine.

Signed, Sealed and Delivered in the Presence of

Ena W. King (Seal)
Ben C. Thornton (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that he saw the within named grantor(s) J. C. Hughes sign, seal and as his act and deed deliver the within written deed, and that he, with Ben C. Thornton witnessed the execution thereof.

Sworn to before me this 5th day of October, A. D., 19 59
Notary Public for South Carolina

RENUNCIATION OF DOWER

I, Ena W. King Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Myrtie E. Hughes wife of the within named J. C. Hughes 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 James C. Childress and Fannie G. Childress and Assigns, all her interest and estate, and also 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 5th day of October, A. D., 19 59
Ena W. King (Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 6th day of October 1959, at 3:23 P.M. M. No. #10708