

FILED

JUN 28 1961 A.M.

BOOK 670 PAGE 463

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

Mrs. Ollie Farnsworth
R. M. C.

in consideration of Six Hundred Seventy Five & NO/100 (\$675.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto R. P. Garvin and Myrtle H. Garvin, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 39, as shown on a Plat of Valencia Estates by W. N. Willis, Engineers, dated November 19, 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Barcelona Street, joint corners of Lots 37 and 39 and running thence the line of Lots 37, 38 and 39, S. 4-32 W. 180 feet to iron pin line of Lot 45; thence running with line of said lot, S. 85-28 E. 163.7 feet to iron pin rear corner of Lot 40; thence running with line of said lot, N. 4-32 E. 180 feet to iron pin on Barcelona Street; thence running with said Street, North East 80 feet to iron pin at point of beginning.

NO residence to cost less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than thirty-five (35) feet to the front line; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks; all lots to be used for residential purposes only.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay 1961 taxes.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 6th. day of June 19 61.

SIGNED, sealed and delivered in the presence of:

V. Earlene Watson
Annie Mae Merck

M. W. Fore (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 6th. day of June 19 61

V. Earlene Watson (SEAL)
Notary Public for South Carolina.

Annie Mae Merck

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 6th. day of June 19 61
V. Earlene Watson (SEAL)
Notary Public for South Carolina.

Aubrey C. Fore

RECORDED this 28th day of June 19 61, at 9:30 A.M. M. No. #223

WG 6.3-4-76