

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

BOOK 678 PAGE 365

JUL 24 12 17 PM Know All Men by These Presents:

That I, Elsie F. Hayes,

in consideration of the sum of Fifteen Hundred and no/100 (\$1,500.00) in the State aforesaid, 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 Charles M. Payne, his heirs and assigns forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the northeasterly corner of the intersection of Rocky Slope Road and Rocking Chair Road (formerly Rockingham Road), near the City of Greenville, S. C., and having according to a plat entitled Section A, Portion of Property of Elsie F. Hayes, made by Dalton & Neves, July 1956, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeasterly corner of the intersection of Rocky Slope Road and Rocking Chair Road, and running thence along the northerly side of Rocking Chair Road N 65-47 E 190 feet to an iron pin; thence N 17-50 W 100 feet to an iron pin, joint rear corner of Lots 1 and 2; thence along the common line of said lots S 65-43 W 213.4 feet to an iron pin on the easterly side of Rocky Slope Road; thence along the easterly side of Rocky Slope Road S 31-19 E 100 feet to an iron pin, the point of beginning, being designated as Lot No. 1 on the aforementioned plat.

This conveyance is made subject to utility rights-of-way and easements of record in the RMC Office for Greenville County, S. C.

For deed into grantor see Deed Book 546, page 363.

This conveyance is made subject to the following restrictions:

- (1) No building shall be erected nearer than 40 feet to the front lot line, nor nearer than 10 feet to the side line running along Rocking Chair Road.
(2) No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
(3) No dwelling shall be permitted on any lot with a ground floor area of the main structure, exclusive of open porches, garages or car ports, of less than 1400 square feet for a one story dwelling, nor less than 1000 square feet for a dwelling of more than one story. No dwelling shall be erected on any lot costing less than \$14,000.00.
(4) No lot shall be used for building purposes which shall contain an area of less than 18,000 square feet and which shall be narrower at the building set-back line than 100 feet. This lot shall not be recut in any manner to reduce its size. (continued on reverse side)

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 20th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Schaefer B. Kendrick (Seal)
Eunice D. Shelton (Seal)
Eunice D. Shelton (Seal)
Eunice D. Shelton (Seal)
Eunice D. Shelton (Seal)

Elsie F. Hayes (Seal)

State of South Carolina, Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) Elsie F. Hayes sign, seal and as her act and deed deliver the within written deed, and that she, with Schaefer B. Kendrick witnessed the execution thereof.

Sworn to before me this 20th day of July, A. D. 19 61
Schaefer B. Kendrick (Seal)
Notary Public for South Carolina

Eunice D. Shelton (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER GRANTOR - WOMAN

I, Notary Public, do hereby certify



and separately examined by me, did declare that she does freely, any person or persons whomsoever, renounce, release, and forever 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 day of A. D. 19 (Seal) Notary Public for South Carolina

(continued on next page)

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

262-1-8.4 (0.46) OUT OF 262-1-8.3