

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that we, W. M. Morgan and Dolores J. Morgan

in consideration of three hundred dollars (\$300.00) 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 James Eugene Watkins, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known as Lot No. 11, (eleven) as shown on plat of property of W. M. Morgan and Dolores J. Morgan, prepared by Terry T. Dill, Surveyor, April, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book WW at page 140, and being described as follows:

BEGINNING at an iron pin on Hellene Street, joint front corner of Lots Nos. 11 and 12, and running thence along the joint line of said lots N. 29-49 W. 164.8 feet to iron pin in line of Lot No. 6; thence N. 60-17 E. 76 feet to iron pin; thence along the line of Lot No. 10, S. 29-51 E. 164.6 feet to iron pin on Hellene Street; thence along Helene Street, S. 60-12 W. 76 feet to the beginning corner.

For deed to grantors see Deed Book 663, page 321.

- This property is conveyed subject to the following restrictions;
- (1) Said lot shall be used for residential purposes only, and
 - (2) The ground floor area of any residence constructed thereon shall be at least 1000 square feet.

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 23rd day of June 19 61.

SIGNED, sealed and delivered in the presence of:

W. M. Morgan (SEAL)
Dolores J. Morgan (SEAL)
Dorothy Mae Briggs (SEAL)
James D. McKinney Jr. (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 deliver 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 23rd day of June 19 61.

James D. McKinney Jr. (SEAL)
Dorothy Mae Briggs
Notary Public for South Carolina.

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 23rd day of June 19 61.

James D. McKinney Jr. (SEAL)
Dolores J. Morgan
Notary Public for South Carolina.

RECORDED this 16th day of October 19 61 at 3:58 P. M., No. 9840.

236-4-17