

FEB 26 11 16 AM 1964

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

OLLIE FARNSWORTH

Know All Men by These Presents:

That I, J. T. Massey in the State aforesaid, in consideration of the sum of - - - SEVENTEEN HUNDRED AND FIFTY AND NO/100 - - -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 R. ECKMAN, his heirs and assigns forever,

ALL that piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina in the Town of Mauldin, S. C. known and designated as LOT NO. 14 on Map No. 2 of Sunset Heights, made by C. O. Riddle, September 7, 1953 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Sunset Drive at the joint front corner of Lots 15 and 14 and running thence along Sunset Drive, North 62-35 East 100 feet to an iron pin at joint front corner of Lots 14 and 13; running thence along the joint line of said lots, South 27-25 East 200 feet to an iron pin; running thence South 62-35 West 100 feet to an iron pin; running thence North 27-25 West 200 feet to an iron pin on Sunset Drive, the beginning corner.

This property is sold subject to the following restrictions:

- 1. No house shall be erected thereon costing less than \$14,000.00
2. This property shall be used for residential purposes only.
3. No outside closets or toilets shall be erected on said premises.
4. No dwelling shall be erected closer to the highway than 70 feet from the right of way of the State Highway.
5. No building shall be erected nearer than 5 feet to any side line, nor any house closer to the Street line than the houses which are now located on said Street.
6. No trailer shall be placed on the premises either for permanent or temporary use; nor shall one be parked on said premises.
7. No fence shall be erected on this property that extends further than 70 feet from the front line of any lot 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) hand and seal this 20th day of February in the year of our Lord One Thousand Nine Hundred and Sixty-Four

Signed, Sealed and Delivered in the Presence of

[Signature of J. T. Massey] (Seal)

[Signature of Hubert E. Nolin]
[Signature of Geraldine Welch]



State of South Carolina, }
Greenville County }

Personally appeared before me Geraldine Welch

and made oath that s he saw the within named grantor(s) J. T. Massey sign, seal and as his act and deed deliver the within written deed, and that s he, with Hubert E. Nolin sign, seal and as his witnessed the execution thereof.

Sworn to before me this 20th day of February, A. D. 1964
[Signature of Hubert E. Nolin] (Seal)
Notary Public for South Carolina

[Signature of Geraldine Welch]

State of South Carolina, }
Greenville County }

RENUNCIATION OF DOWER

I, William E. Turner, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. J. T. Massey wife of the within named J. T. Massey 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 R. ECKMAN, 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 20th day of February, A. D. 1964
[Signature of William E. Turner, Jr.] (Seal)
Notary Public for South Carolina

[Signature of J. T. Massey]

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$
Recorded this 26th day of February 1964, at 11:16 A. M., No. 24171

799- MS-1-1-27