

MAY 31 11 43 AM 1965

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R. M. C.

KNOW ALL MEN BY THESE PRESENTS, that we, Mays L. Capps and Madge S. Capps

in consideration of Nine Hundred and no/100 (\$900.00) 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 A. D. Hardin, his heirs and assigns,

All that lot of land in Gantt Township, Greenville County, South Carolina, known and designated as Lot 14 of the property of Lillie Cox Thompson known as Greenfields, Subdivision No. 2, shown on a plat recorded in Plat Book Y, page 34 of the R. M. C. Office for Greenville County, and having, according to this plat, the following metes and bounds:

Beginning at an iron pin on the west side of Gilman Avenue, joint front corner of Lots 13 and 14, and running thence with the joint line of said lots, S 78-40 W 112 feet to an iron pin on the right-of-way of the U. S. A. F. Railroad spur; thence along the eastern side of said right-of-way, S 13-27 E 107.1 feet to an iron pin on the northern side of Gilman Avenue; thence with Gilman Avenue, N 78-40 E 88 feet to an iron pin; thence continuing with Gilman Avenue, following the curvature thereof, the chord of which is N 31-56 E 36.3 feet to an iron pin; thence continuing with said avenue, N 14-47 W 80.4 feet to the beginning corner.

This is the same property conveyed unto us by deed recorded in Vol. 501, page 205.

This property is sold subject to the following building restrictions:

- (1) This property is to be used for residential purposes only.
- (2) No house shall be erected on this property containing less than five rooms.
- (3) Any house erected on said property shall follow the building line shown on the above mentioned plat.



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)' hand(s) and seal(s) this 29th day of May 19 65

SIGNED, sealed and delivered in the presence of:

Mays L. Capps (SEAL)
Madge S. Capps (SEAL)
Richard H. Benson (SEAL)
W. B. Pappas (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

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 29th day of May 19 65

Richard H. Benson (SEAL)
 Notary Public for South Carolina.
W. B. Pappas

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }

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 29th

day of May 19 65.
Richard H. Benson (SEAL)
 Notary Public for South Carolina.
Madge S. Capps

RECORDED this 31st day of May 19 65, at 11:43 A. M., No. 33456

145-400-1-16