

FILED
GREENVILLE CO. S.C.

BOOK 814 PAGE 148

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

FEB 17 12 22 PM 1967

OLLIE F. H. SWARTH
R.M.C.
I, M. W. Fore,

KNOW ALL MEN BY THESE PRESENTS, that

in consideration of - - Five Hundred Eighty-five and No/100 (\$585.00) - - - - - 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

Wendell R. Valentine and Velda J. Valentine, 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. 17 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, having according to said plat, the following description, to-wit:

BEGINNING on Valencia Drive at an iron pin at joint front corners of Lots 16 and 17 and running thence 80 feet with the line of Valencia Drive to an iron pin at joint front corners of lots 17 and 18; running thence 180 feet with the side line of lot 18 to an iron pin at joint rear corners of lots 17 and 18; running thence 80 feet with the rear line of lot 17 to an iron pin at joint rear corners of lots 17 and 16; running thence 180 feet with the side line of lot 16 to the iron pin at joint front corners of lots 16 and 17 on Valencia Drive, the point of beginning.



NO residence to cost less than \$10,000.00 shall be erected on any lot; no residence shall be erected on lots nearer than 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 septic tanks; all lots to be used for residential purposes only.

THIS conveyance is made subject to all rights of way of record.

GRANTEE to pay taxes year of 1967.

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 14 day of February 19 67.

SIGNED, sealed and delivered in the presence of:

Wendell R. Valentine (SEAL)
Velda J. Valentine (SEAL)
Jean H. Nelson (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 14 day of February 19 67.

Wendell R. Valentine (SEAL)
Jean H. Nelson

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

14 day of February 1967.
Wendell R. Valentine (SEAL)
Aubrey C. Fore

Notary Public for South Carolina.

RECORDED this 17th day of February 19 67 at 12:22 P. M., No. 19915

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