

TITLE TO REAL ESTATE — Prepared by Clifford F. Gaddy, Jr., Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 17 3 01 PM 1968

County Stamps Paid \$1.65
See Act No.380 Section 1

OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS That F. M. Davenport, Jr. in the State aforesaid,

in consideration of the sum of One Thousand One Hundred Fifty and no/100 (\$1,150.00)--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 J. H. Morgan, his heirs and assigns forever:

All that certain lot of land lying in the State of South Carolina, County of Greenville, Gantt Township, on the northern side of Eastview Drive, shown as Lot 13, on a Plat of CLEARVIEW HEIGHTS, recorded in the R.M.C. Office for Greenville County in Plat Book P at page 1 and being further described as follows:

BEGINNING at a point on the north side of Eastview Drive, joint front corner with Lot 12, and running thence N. 18-04 W. 233.7 feet along eastern line of Lot 12, to point; thence N. 68-18 E. 86.4 feet to point, joint rear corner with Lot 14; thence S. 18-04 E. 239.4 feet along western line of Lot 14, to point on northern side of Eastview Drive; thence S. 71-56 W. 86.2 feet along north side of Eastview Drive to point of beginning. Being the same property conveyed to F. M. Davenport, Jr. by deed recorded in Deed Book 350 at page 195.

Subject, however, to a right of way reserved for sidewalk and power line. This property is conveyed also subject to the following uniform restrictions, which are a part of the consideration hereinabove expressed, to-wit:

1. That any residence erected on the above property shall face Eastview Drive; (applies to each of said lots);
2. That no residence shall be erected on the above property shall be erected on said property costing less than \$4,000.00, exclusive of lot; (applies to each of said lots);
3. That no building shall be erected on said property nearer than fifty five (55) feet to the north side of Eastview Drive; (applies to each of said lots);
4. No surface closet shall be placed or used on said property; (applies to each of said lots);

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, 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 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 16th day of December in the year of our Lord One Thousand Nine Hundred and Sixty-eight.

Signed, Sealed and Delivered in the Presence of

F. M. Davenport Jr. (Seal)

A. M. Ford
Clifford F. Gaddy



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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16th day of December, 1968

Clifford F. Gaddy (Seal)
Notary Public for South Carolina
My Commission expires 1/1/70

A. M. Ford

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, 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 16th day of December, 1968

Sarah M. Davenport

Clifford F. Gaddy (Seal)
Notary Public for South Carolina
My Commission expires 1/1/70
RECORDED this _____ day of _____ 19____, at _____ M., No. _____

M
N
7
38
155-