

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE COUNTY S.C. Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid, in consideration of the sum of EIGHT HUNDRED FIFTY ( \$850.00) 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 the said S.J. Clark, Jr. and Sara C. Clark, their heirs and assigns:

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County State of South Carolina, on the Western side of Elizabeth Drive, being shown as lot No. 243 on plat of the property of Robert J. Edwards made by Dalton & Neeves, May 1951, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Western side of Elizabeth Drive, at the joint front corner of lots 243 and 244, and running thence with the line of lot 244 S. 56-30 W. 195.7 feet to an iron pin at the joint rear corner of lots 243 and 244; thence S. 33-30 E. 100 feet to an iron pin at the joint rear corner of lots 243 and 242; thence with the joint line of said lots N. 56-30 E. 200 feet to an iron pin on Elizabeth Drive at the joint front corner of lots 243 and 242; thence along the Western side of said drive N. 36-00 W. 100.1 feet to the point of beginning.

It is distinctly understood and agreed that this conveyance is made subject to the following restrictions which are for the mutual benefit of the grantor, grantee and other persons owning lots on the same plat, and are expressly made a part of the consideration therefor.

- (1) Said lot shall be used only for residential purposes.
(2) No residence shall be constructed thereon containing less than 1200 square feet of floor space exclusive of porches and breeze-ways.
(3) No garage apartments shall be constructed upon said lot.
(4) No building of any kind, or residence, shall be constructed nearer than 50 feet from the front line of said lot.

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 their Heirs and Assigns forever.

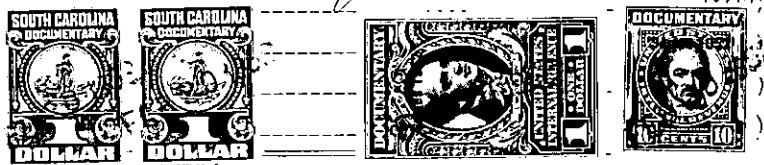
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 4th. day of August in the year of our Lord One Thousand Nine Hundred and fifty one

Robert J. Edwards (Seal)

Signed, Sealed and Delivered in the Presence of

Kathryn L. Brown
J. L. Love



STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Kathryn L. Brown

and made oath that she saw the within named grantor(s) Robert J. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 4th. day of August, A. D. 1951. J. L. Love (Seal) Notary Public for South Carolina

Kathryn L. Brown

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards 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 S.J. Clark, Jr. and Sara C. Clark, their Heirs and Assigns, all her interest and estate, and also 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 4th. day of August, A. D. 1951. J. L. Love (Seal) Notary Public for South Carolina

Pearl M. Edwards

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 20th. day of February 19 52, at 2:42 P. M., No. 4228