STATE OF SOUTH CAROLINA 22 3 52 PN 1552 GREENVILLE COUNTY







OLLIE FARKSIKHTH All Men by These Presents:

That

I, Robert J. Edwards

R. H.C.

in the State aforesaid,

in consideration of the sum of

ONE THOUSAND (\$1000.00)

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 L. E. Nicholson and J. H. Charping, their Heirs and Assigns forever,

All that lot of land in Chick Springs Township, Greenville County, State of South Carolina, located at the Northwestern corner of the intersection of Mabel Avenue and Elizabeth Drive, being shown as Lot No. 246 on the Plat of the property of Robert J. Edwards, 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 Nos. 246 and 247, and running thence with the line of Lot No. 247, S. 43 W. 220.8 feet to iron pin; thence S. 47 E. 100 feet to iron pin on Mabel Avenue; thence with the Northwestern side of Mabel Avenue, N. 43 E. 156 feet to pin; thence with the curve of said Avenue, N. 4-57 E. 40 feet to pin; thence with the Western side of Elizabeth Drive, N. 23-18 W. 82.1 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, grantees and other persons owning lots on the same plat, and are expressly made a part of the consideration thereof:

(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. No garage apartments shall be constructed upon said lot.

No building of any kind, or residence, shall be constructed nearer than

50 feet from the front line of said lot.

Grantees to pay 1952 taxes.

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 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 grantce(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.

of our Lord One Thousand Nine Hundred and Signed? Sealed and Delivered in the Presence of

February

STATE OF SOUTH CAROLINA,

Greenville County

Personally appeared before me

Kathryn L. Brown

and made oath that s he saw the within named grantor(s)

Witness the grantor's(s') hand and seal this

Robert J. Edwards

sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

.(Seal)

written deed, and that she, with

STATE OF SOUTH CAROLINA,

J. L. Love

Sworn to before me this. A. D. 19_52• day of. (Seal) Notary Public for South Carolina

RENUNCIATION OF DOWER

J. L. Love Greenville County

Notary Public, do hereby certify

Pearl M. Edwards unto all whom it may concern, that Mrs. 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 L. E. Nicholson and J. H. Charping, their Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular e premises within mentioned and released.

GIVEN under my hand and seal this 21st February day of.

Gearl M. Odwarda

Notary Public for South Carolina Cancelled documentary stamps attached: S. C. \$_____; U. S. \$_

Recorded this 22nd. day of February 19 52, at 3:52 P. M., No. 4411