

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, R. W. Jones in the State aforesaid, in consideration of the sum of Nine Hundred Seventy-five and no/100ths (\$975.00) 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 J. F. Brewer, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated as Lot No. 5 on a plat of property of R. W. Jones, the same being prepared by J. Mac Richardson, R. L. S., on June 23, 1954, and recorded in the G. T. C. Office for Greenville County in Plat Book 5 at page 102, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Albion Circle at the joint front corner of Lots nos. 4 and 5 and running thence N. 39-10 E. 185 feet to an iron pin; thence S. 50-50 W. 100 feet to an iron pin; thence S. 39-10 E. 185 feet to an iron pin on the Northwestern side of Albion Circle; thence along Albion Circle N. 50-50 E. to the point of beginning.

As a part of the consideration thereto the following restrictions and covenants are agreed to:

- 1. The property shall be used for residential purposes only;
2. No dwelling shall be erected on said property with less than 1100 sq. feet floor space, exclusive of porches and attached garage or other structure;
3. Each dwelling shall have approved composition roof, and shall have 24 inches clearance off the ground at the lowest point;
4. Each dwelling shall be set back from the street at least 40 feet from and shall be in line with other dwellings which may be over 40 feet from the street.

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 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 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 8th day of August in the year of our Lord One Thousand Nine Hundred and fifty-six.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Wilma M. Miller and William A. Bouton



Handwritten signature of R. W. Jones



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Wilma M. Miller

and made oath that she saw the within named grantor(s) R. W. Jones sign, seal and as his act and deed deliver the within written deed, and that she, with William A. Bouton witnessed the execution thereof.

Sworn to before me this 8th day of August, 1956. Notary Public for South Carolina

Handwritten signature of Wilma M. Miller

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, William A. Bouton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R. W. Jones 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 J. F. Brewer, his Heirs and Assigns, all her interest and estate, and also all 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 8th day of August, 1956. Notary Public for South Carolina

Handwritten signature of Faye H. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 15th day of August 1956, at 11:08 A.M. No. #20743

Handwritten number 315-7-25