

STATE OF SOUTH CAROLINA COUNTY OF Greenville

FILED GREENVILLE S.C. JUL 11 12 45 PM 1958

Know All Men by These Presents

That I, Walter C. Hopkins of the County of Greenville, in the State aforesaid, in consideration of the sum of Fifteen Hundred (\$1500.00) Dollars and the DOLLARS, assumption of a mortgage to Fidelity Federal Savings & Loan Assn. Rec. Vol. 619 p. 511 to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Fred Aiken, 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. 17 on a plat of property of R. W. Jones, same being prepared by J. M. Richardson, R. L. S., on June 23, 1954, recorded in the R. M. C. Office for Greenville County in Plat Book S. at page 102, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Wardview Avenue at the joint front corner of Lots 17 and 18, and running thence N. 24-42 W. 185.1 feet to an iron pin; thence S. 64-00 W. 106 feet to an iron pin; thence S. 2-49 E. 100 feet along Albion Circle; thence along the curve of said Circle 31.8 feet to an iron pin; thence along Wardview Avenue N. 77-10 E. 123.6 feet to an iron pin at the point of beginning.

As part of the consideration hereto 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 square 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, 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.

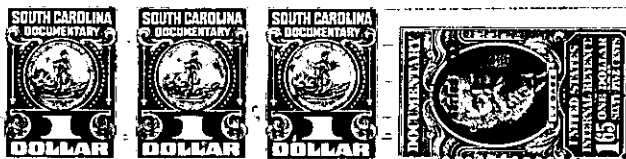
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named and His Heirs and Assigns forever.

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 10th day of July in the year of our Lord One Thousand Nine Hundred and Fifty Eight

Signed, Sealed and Delivered in the Presence of

Judy Mahaffey
Julius B. Aiken



State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Judy Mahaffey

and made oath that s he saw the within named grantor(s) Walter C. Hopkins sign, seal and as his act and deed deliver the within written deed, and that she, with Julius B. Aiken witnessed the execution thereof.

Sworn to before me this 10th day of July, A. D., 1958. Julius B. Aiken (Seal) Notary Public for South Carolina

Judy Mahaffey

State of South Carolina

COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, Julius B. Aiken Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Isabelle A. Hopkins wife of the within named Walter C. Hopkins 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 Fred Aiken, 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 10th day of July, A. D., 1958. Julius B. Aiken (Seal) Notary Public for South Carolina

Mrs. Isabelle A. Hopkins

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 12:45 P. M. Recorded this 11th day of July 19 58, at / M, No. 1319

115-2-38