

NOV 18 10 57 AM 1959



Know All Men by These Presents:

That I, J. T. Massey in the State aforesaid,  
in consideration of the sum of Thirteen Hundred and Fifty and No/100 - - - - - 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 F. M. FORRESTER and R. L. RUCKER, heir heirs and assigns forever,

ALL that piece, parcel or lot of land in Austin Township, County and State aforesaid, in the Town of Mauldin, S. C., being known and designated as LOT NO. 13 on Map No. 2 of Sunset Heights, made by C.O. Riddle, September 7, 1953 and having the following metes and bounds, to wit:

BEGINNING at an iron pin on Sunset Drive, at the joint front corner of Lots 12 and 13 and running thence along the joint line of said lots, S. 27-25 E. 200 feet to an iron pin; running thence S. 62-35 W. 100 feet to an iron pin at the joint rear corner of Lots 13 and 14; running thence along the joint line of said lots, N. 27-25 W. 200 feet to an iron pin on Sunset Drive; running thence along Sunset Drive, N. 62-35 W. 100 feet to an iron pin, the beginning corner.

- This property is sold subject to the following restrictions:
1. No house shall be erected thereon costing less than \$14,000.00.
  2. This property shall be used for residential purposes only.
  3. No outside closets or toilets shall be erected on said premises.
  4. No dwelling shall be erected closer to the highway than 70 feet from the right of way of the State Highway.
  5. No building shall be erected nearer than 5 feet to any side line; nor any house closer to the Street line than the houses which are now located on said Street.
  6. No trailer shall be placed on the premises either for permanent or temporary use; nor shall one be parked on said premises.
  7. No fence shall be erected on this property that extends further than 70 feet from the front line of any lot as shown on said plat.

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 7th day of October Nov. in the year of our Lord One Thousand Nine Hundred and Fifty-Nine

Signed, Sealed and Delivered in the Presence of

*Russell Knighton* (Seal)  
*D. L. Bramlett, Jr.* (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

State of South Carolina, } Personally appeared before me Russell Knighton  
 Greenville County }  
 and made oath that he saw the within named grantor(s) J. T. Massey  
 written deed, and that he, with D. L. Bramlett, Jr. sign, seal and as his act and deed deliver the within  
 Sworn to before me this 7th day of October, A. D. 19 59 witnessed the execution thereof.  
*Russell Knighton* (Seal)  
 Notary Public for South Carolina

State of South Carolina, } RENUNCIATION OF DOWER  
 Greenville County } I, D. L. Bramlett, Jr., A Notary Public, do hereby certify  
 unto all whom it may concern, that Mrs. Sudie Massey  
 wife of the within named J. T. Massey  
 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 F. M. FORRESTER & R. L. RUCKER, their 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 7th day of October Nov. A. D. 19 59  
*D. L. Bramlett, Jr.* (Seal)  
 Notary Public for South Carolina  
 X *Mrs. Sudie Massey*

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
 Recorded this 18th day of November 19 59, at 10:57 A.M., No. #14876  
 MB1-1-26