

DEC 12 2 39 PM 1961

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE F. HENWORTH

Know All Men by These Presents:

That I, Charles Edward Watkins in consideration of the sum of Three hundred fifty dollars (\$350.00) in the State aforesaid, DOLLARS,

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 Dolores J. Morgan, her heirs and assigns forever:

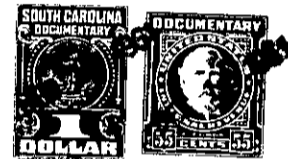
All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known as Lot No. 1 (one) as shown on plat of property of W. M. Morgan and Dolores J. Morgan, prepared by Terry T. Dill, April, 1961, and recorded in the R.M.C. Office for Greenville County in Plat Book WW, at page 140, and described as follows:

BEGINNING at an iron pin at corner of Hellene Street and Emile Avenue, and running thence along Hellene Street, N. 60-12 E., 148.7 feet to iron pin corner of Lot No. 12; thence along the line of Lot No. 12, N. 29-48 W. 83 feet to iron pin rear corner of Lot No. 2; thence along the line of Lot No. 2, S. 60-20 W. 162 feet to iron pin on Emile Avenue; thence along Emile Avenue S. 38-49 E. 84 feet to the beginning corner.

For deed to grantors see Deed Book 684 at page 181.

This property is conveyed subject to the following restrictions:

- (1) Said lot shall be used for residential purposes only, and
(2) The ground floor area of any residence constructed thereon shall be at least 1000 square feet.



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 her 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 12th day of December in the year of our Lord One Thousand Nine Hundred and Sixty-one.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Davitia F. Abrams and Sol E. Abrams.

Handwritten signature of Charles Edward Watkins with four lines for seals.

State of South Carolina

Personally appeared before me Davitia F. Abrams

COUNTY OF GREENVILLE

and made oath that she saw the within named grantor(s) Charles Edward Watkins sign, seal and as his act and deed deliver the within written deed, and that she, with Sol E. Abrams, witnessed the execution thereof.

Sworn to before me this 12th day of December, A. D., 1961

Handwritten signature of Sol E. Abrams, Notary Public for South Carolina.

Handwritten signature of Davitia F. Abrams.

State of South Carolina

RENUNCIATION OF DOWER

COUNTY OF GREENVILLE

I, Sol E. Abrams Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha Jane Watkins wife of the within named Charles Edward Watkins 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 Dolores J. Morgan, her 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 12th day of December, A. D., 1961

Handwritten signature of Sol E. Abrams, Notary Public for South Carolina.

Handwritten signature of Martha Jane Watkins.

Cancelled documentary stamps attached: S. C. \$; U. S. \$; P. #14815
Recorded this 12th day of December 1961, at 2:39 P.M., No.

Vertical stamp: 250-236-4-7