

JUL 12 2 54 PM 1967

BOOK 823 PAGE 316

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R.M.C. "

KNOW ALL MEN BY THESE PRESENTS, that PAUL E. GAULT

in consideration of Two Thousand Five Hundred and No/100 ----- (\$2,500.00)----- Dollars,
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

J. A. Armstrong, his Heirs and Assigns forever:

ALL that certain lot of land, situated in the Town of Fountain Inn, County of Greenville, State of South Carolina, near the intersection of North Weston Street and Woodvale Avenue, in accordance with plat made by Carolina Engineering Company, dated March 12, 1963, for J. B. Gault and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin on the southeastern side of North Weston Street, joint corner with property of Babb and running thence along North Weston Street N. 41-19 E. 129.7 feet to point; thence N. 73-21 E. 74.2 feet to point on North Weston Street and new cut Street intersection; thence along new cut Street S. 4-58 E. 201.9 feet to iron pin; thence S. 64-37 W. 57.3 feet to iron pin; thence N. 48-51 W. 162.2 feet to iron pin, being the point of beginning.

This being the same property as conveyed to Grantor by deed recorded in Deed Book 780, at Page 437, R. M. C. Office for Greenville County.

1967 City and County taxes to be prorated one-half each.

This conveyance made subject to the following Restrictions, Terms and Conditions, which shall be binding until January 1, 2008, to-wit:
This property shall be used exclusively for one (1) family residential purpose. No construction on property shall have exposed cement block and all construction shall be of brick exterior except for trim. Any residence constructed or maintained on this property shall have a minimum of 1600 square feet of living enclosed area.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 10th day of July 19 67.

SIGNED, sealed and delivered in the presence of:

Paul E. Gault (SEAL)
Aldora C. Gault (SEAL)
_____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of July 1967

Aldora C. Gault (SEAL)
Notary Public for South Carolina

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

10th day of July 19 67
Rachel J. Gault (SEAL)
Notary Public for South Carolina

RECORDED this 12th. day of July 19 67 at 2:54 P. M. No. 1604

667-352-4-36