

State of South Carolina }
Greenville COUNTY

22 1 53 11

County Stamps Paid \$20.90
See Act No.380 Section 1

Know All Men by These Presents:
R.M.C.

That I, W.E. Bannister

in consideration of the sum of Eighteen Thousand Eight Hundred Fifty (\$18,850.00) DOLLARS, in the State aforesaid,

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 grantee(s) Larry E. Lynn and Sylvia Ann Lynn, their heirs and assigns forever:

All of that parcel or lot of land in Oneal Township of Greenville County, S.C., located about 4 1/2 miles N.W. of the City of Greer and near the Millford Baptist Church, lying on the west side of Joan Avenue, being all of Lot No. 5 and the southern one-half of Lot No. 6 as shown on a plat made for the grantor by H.S. Brockman, Surveyor, dated August 9, 1958, recorded in the R.M.C. Office for Greenville County in Plat Book M.M., at page 25, having the following courses: BEGINNING on an iron pin on the western side of Joan Avenue or Street, joint front corner of Lots Nos. 4 and 5, and runs thence with the common line of Lots Nos. 4 and 5 S. 83-03 W. 300.4 feet to an iron pin on the Hudson line; thence with line of that property N. 16-50 W. 210 feet to a point in the center of rear line of Lot No. 6; thence a new line and with line of James Miller N. 83-03 E. 299.3 feet to a point on the margin of Joan Street, corner with James Miller; thence along the margin of said street S. 17-10 E. 210 feet to the beginning corner. As a part of the consideration for this deed, this property is conveyed subject to the following restrictions as to use and occupancy, for a period of fifty(50) years from this date:

(1) The above lot shall be used and occupied as residential property only. (2) Any residence constructed thereon shall contain not less than 1200 square feet of livable floor space, exclusive of open porches and attached garages, and not more than one residence ~~resident~~ shall be located on the lot. (3) No house trailers or residences of a temporary nature shall be located and used or occupied on said property.

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 16th day of January in the year of our Lord One Thousand Nine Hundred and Sixty eight

Signed, Sealed and Delivered in the Presence of

Maxine B. Ellis (Seal)
H.D. Hawkins (Seal)
SOUTH CAROLINA DOCUMENTARY 30 DOLLARS (Seal)
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (Seal)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (Seal)
SOUTH CAROLINA DOCUMENTARY 1 DOLLAR (Seal)

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Personally appeared before me Maxine B. Ellis and made oath that she saw the within named grantor(s) W.E. Bannister sign, seal and as his act and deed deliver the within written deed, and that she, with H.D. Hawkins witnessed the execution thereof.

Sworn to before me this 16th day of January, A. D., 1968
H.D. Hawkins (Seal)
My Commission Expires 1-1-70

Maxine B. Ellis

State of South Carolina }
Greenville COUNTY

RENUNCIATION OF DOWER

I, H.D. Hawkins a Notary Public, do hereby certify unto all whom it may concern, that Mrs. Stella M. Bannister wife of the within named W.E. Bannister 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 Larry E. Lynn and Sylvia Ann Lynn, their Heirs and Assigns, all her interest and estate, and also 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 16th day of January, A. D., 1968
H.D. Hawkins (Seal)
Notary Public for South Carolina
My Commission expires 1-1-70

Stella M. Bannister

Cancelled documentary stamps attached: S. C. \$ U. S. \$
Recorded this 22nd day of January, 1968, at 1:53 P.M. 19626

330-6333-1-10