

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 15 1 24 PM '71

OLLIE FARRNSWORTH
I, Frances S. Crosby,

For True Consideration See Affidavit
Book 33 Page 111

KNOW ALL MEN BY THESE PRESENTS, that
Teresa Crosby Cason, & Samuel E. Crosby

in consideration of One and No/100 (\$1.00)----- Dollars,
and other valuable considerations
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto

N. E. Spitzer, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville,
State of South Carolina, being known and designated as the property of
N. E. Spitzer as shown on a plat thereof prepared by Carolina Engineering
and Surveying Company on November 12, 1970, said plat is recorded in the
R.M.C. Office for Greenville County in Plat Book 4 H at Page 195.

This property is subject to the following restrictions which shall run with
the land for a period of twenty (20) years from the date hereof:

1. No dwelling shall be constructed on the property herein described
containing less than 1,500 square feet exclusive of breezeways,
carports or garages.
2. No mobile home or trailer shall be placed on said property.
3. This property shall be used for residential purposes only.

This conveyance is made subject to any and all existing reservations,
easements, rights of way, zoning ordinances, and restrictions or protective
covenants that may appear of record, on the recorded plat(s) or on the
premises.



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

WITNESS the grantor's(s) hand(s) and seal(s) this 21st day of December, 1970.

SIGNED, sealed and delivered in the presence of:

Margaret R. Garrett
Frank M. [unclear]

Frances S. Crosby (SEAL)
Teresa Crosby Cason (SEAL)
Samuel E. Crosby (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

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 21st day of December, 1970.

Frank M. [unclear] (SEAL)
Notary Public for South Carolina.

Margaret R. Garrett

My Commission Expires November 4, 1980.

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER *WOMAN GRANTOR*

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 re-
linquish unto the grantee(s) and the grantee's(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

day of 19

(SEAL)
Notary Public for South Carolina.

RECORDED this 13th day of January 1971 at 1:24 P. M., No. #16186

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1-2-1-1-255-32-100
(22.14)