

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, D. B. Tripp, in the State aforesaid,
in consideration of the sum of one thousand 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

Virginia Simkins, her heirs and assigns forever:

All that lot of land in Paris Mountain Township, Greenville County, State of South Carolina, near the Duncan Chapel Road, being a portion of the J. E. Thackston Home Place, and being known as Lot No. 22 on plat known as "Map No. 2, Montague Circle", property of D. B. Tripp, as per plat and survey of C. C. Riddle, L. S., April 1954, recorded in the R. L. C. Office for Greenville County in Plat Book GG, page 51, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on the southeast side of Montague Circle (at edge of an 8-foot strip reserved for sidewalk) at corner of Lot No. 23 on said plat, and running thence with line of Lot No. 23, S. 71-22 E. 120 feet to iron pin on edge of 30-foot alley reserved for service and utilities; thence with said alley N. 15-24 E. 103.3 feet to iron pin at corner of Lot No. 21; thence with line of Lot No. 21, N. 70-40 W. 242.1 feet to iron pin on edge of Montague Circle; and thence with Montague Circle, S. 3-48 W. 110 feet to beginning corner, being a portion of the same conveyed to me by P. K. Thackston, et al, by deed dated January 31st, 1947, and recorded in Book 307, page 69.

Grantee to pay taxes for 1954.

This property is conveyed subject to the following conditions and restrictions

- (1) Said property is to be used for residential purposes only.
- (2) No residence shall be erected on any lot in said subdivision costing less than \$5,500.00.
- (3) The building line as shown on said plat shall be adhered to.
- (4) No cattle, hogs, or live stock of any kind, shall be kept on the premises.
- (5) No residence is to be built on any lot, or portion thereof, unless said lot has 100 feet, or more, of street frontage.

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 27th day of May in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Anna M. Beatty
J.P. Masher

D.B. Tripp



State of South Carolina,
Greenville County

Personally appeared before me

and made oath that he saw the within named grantor(s) D. B. Tripp
written deed, and that he, with Anna M. Beatty sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 27th day of May, A. D. 1954
Anna M. Beatty (Seal)
Notary Public for South Carolina

J.P. Masher

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____ wife of the within named _____ 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 _____ 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 _____ day of _____, A. D. 19_____
(Seal)
Notary Public for South Carolina

(Continued on Next Page)

Cancelled documentary stamps attached: S. C. \$_____; U. S. \$_____
Recorded this _____ day of _____, 19_____, at _____ M., No. _____