

TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co., Office Supplies, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

Know All Men by These Presents:

That I, Ruth G. Bearden, in consideration of the sum of Sixteen Hundred (\$1,600.00) 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 receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

A. R. Willis and his heirs and assigns forever: All of that parcel or lot of land in Chick Springs Township of Greenville County, South Carolina, located about two miles East from the City of Greenville, near the U. S. Dual Lane Highway No. 29 and northwest therefrom, on the South side of Piney Ridge Drive, known and designated as Lot No. 13 on a plat of property known as "Piney Ridge", made by Dalton & Neves, dated February, 1952, recorded in the S. C. Office for Greenville County, in Plat Book CC, at page 11, having the following courses and distances: BEGINNING at a stake on the south side of Piney Ridge Drive, joint corner of lots Nos. 12 and 13, and runs thence S. 47 E. 170 feet to a stake; thence S. 47 E. 80 feet to a stake; thence N. 47 E. 170 feet to a stake on the south side of Piney Ridge Drive; thence therewith N. 43 E. 80 feet to the beginning corner.

As a part of the consideration, this property is conveyed subject to the following restrictions which shall apply to the benefit of all persons now owning, or who in the future may own, property in the subdivision known as "Piney Ridge" and described in the plat referred to above: (1) The lot herein described shall be used and occupied for residential purposes only. No residence of a temporary nature such as a house trailer or shack shall be allowed, and no commercial building or commercial establishment of any sort shall be allowed on the premises. (2) Any residence constructed on the premises shall contain a minimum of twelve hundred (1200) square feet of floor space, exclusive of all porches, stoops, terraces and garages, excepting, that this restriction shall not apply to residential units used solely for housing servants employed on the premises. Violation of any of the above restrictions shall entitle the grantor or any owner of property in said subdivision to injunctive relief and to damages.

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 his 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 17th day of June in the year of our Lord One Thousand Nine Hundred and fifty-five.

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of Mrs. Hazel Ballenger and Julius B. Aiken.

Handwritten signature of Ruth G. Bearden with four (Seal) markers.

State of South Carolina
COUNTY OF Greenville

Personally appeared before me Mrs. Hazel Ballenger

and made oath that she saw the within named grantor(s) Ruth G. Bearden sign, seal and as her act and deed deliver the within written deed, and that he, with Julius B. Aiken witnessed the execution thereof.

Sworn to before me this 17th day of June, A. D., 1955. Handwritten signature of Julius B. Aiken, Notary Public for South Carolina.

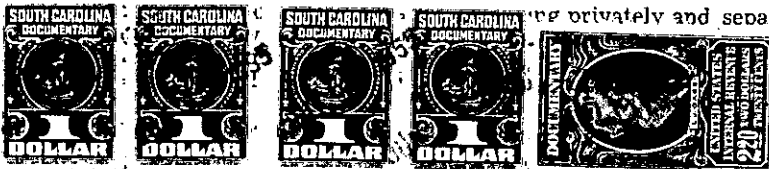
Handwritten signature of Mrs. Hazel Ballenger.

State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER
I, JULIUS B. AIKEN

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Grantor, A woman wife of the within named



privately and separately examined by me, did declare that she does freely on or persons whomsoever, renounce, release, and for Heirs and Assigns, all her interest and singular the premises within mentioned and released.

(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 27th day of June 1955, at 1:25 P.M. No. 16398