5M—5-56
TITLE OF REAL ESTATE—Form 137½—W. A. Seybt & Co., Office Supplies, Gre

FILED
GREENVILLE CO. S. C.
JUN 10 12 51 PM 1957
OLLIE FARNSWORTH
R. M. C.

BOOK 578 PAGE 261

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, R. W. Jones, in the State aforesaid, in consideration of the sum of Seven Hundred, Seventy-Five ($775.00) - - - - - - - -DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. W. Cannon, Inc., its successors and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated asLot # 24 on a plat of property of R. W. Jones, the same being prepared by J. Mac Richardson, R.L.S., on June 23, 1954, and recorded in the R.M.C. Office for Greenville County in Plat Book S at page 102, and having, according thereto, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Albian Circle at the joint corner of lots 23 and 24 and running thence along said Circle S. 41-00 W. 84.1 feet to an iron pin at the corner of Lot # 25; thence S. 36-53 E 143.6 feet to an iron pin; thence along the rear line of lot # 19 N. 50-50 E. 100 feet to an iron pin; thence N. 43-17 W 161.8 feet to the point of beginning.

As a part of the consideration thereto the following restrictions and covenants are agreed to:

1. The property shall be used for residential purposes only;
2. No dwelling shall be erected on said property with less than 1100 sq. feet floor space, exclusive of porches and attached garage or other structure;
3. Each dwelling shall have approved composition roof, and shall have 24 inches clearance off the ground at the lowest point;
4. Each dwelling shall be set back from the street at least 40 feet from and shall be in line with other dwellings which may be over 40 feet from the street.

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 its / successors 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 7th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-seven

Signed, Sealed and Delivered in the Presence of

Margaret M. Garren
William I. Bouton

R. W. Jones (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina
COUNTY OF Greenville

Personally appeared before me Margaret M. Garren and made oath that s he saw the within named grantor(s) R. W. Jones sign, seal and as His act and deed deliver the within written deed, and that s he, with William I. Bouton witnessed the execution thereof.

Sworn to before me this 7th day of June, A. D. 19 57
William I. Bouton (Seal)
Notary Public for South Carolina

Margaret M. Garren

State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER

I, William I. Bouton Notary Public, do hereby certify unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R. W. Jones 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 J. W. Cannon, Inc., its successors 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 7th day of June, A. D. 19 57
William I. Bouton (Seal)
Notary Public for South Carolina

Faye H. Jones

Cancelled documentary stamps attached: S. C. $____; U. S. $____

Recorded this 10th day of June 19 57, at 12:51 P.M., No. #13840

B15-2-45