

Know All Men by These Presents:

That WE, A. M. PAYNE and MARTHA J. PAYNE

in consideration of the sum of One Thousand Six Hundred Fifty and No/100 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 JIMMIE RUTH EREXSON, her heirs and assigns, forever:

ALL that lot of land situate on the West side of Waddell Road and Payne Court, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 9, on Plat of A. M. and Martha J. Payne, made by Dalton & Neves, Engineers, August, 1957, recorded in the RMC Office for Greenville County, S. C., in Plat Book NN, page 143, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the West side of Waddell Road at joint front corner of Lots 8 and 9, and running thence along the line of Lot 8, S. 61-04 W., 236.7 feet to an iron pin; thence N. 41-10 W., 107.8 feet to an iron pin; thence N. 53-29 E., 115.8 feet to an iron pin; thence N. 63-39 E., 144.4 feet to an iron pin on the West side of Payne Court; thence along Payne Court and Waddell Road, S. 28-56 E., 115 feet to the beginning corner.

THIS is a portion of that property conveyed to the Grantors herein by deed of Bernice B. Fair, et al, dated November 10, 1936, recorded in the RMC Office for Greenville County, S. C., in Deed Book 191, page 27.

THIS property is conveyed subject to the following restrictions:

- (1) This property shall be used for single family residential purposes only.
(2) No dwelling shall be constructed on said lot nearer than 35 feet to the front lot line or nearer than 10 feet to any side lot line.
(3) No dwelling shall be constructed on said property having an area of less than 1000 square feet on the ground floor.

GRANTEE to pay 1958 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

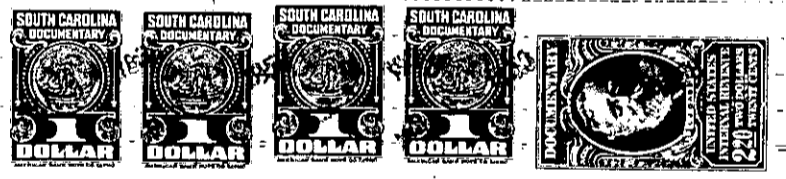
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

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 1st day of March in the year of our Lord One Thousand Nine Hundred and Fifty-eight.

Signed, Sealed and Delivered in the Presence of Martha J. Payne (Seal) and A. M. Payne (Seal)

Patrick C. Fant (Seal)



State of South Carolina, Greenville County Personally appeared before me Eston L. Rodgers

and made oath that he saw the within named grantor(s) A. M. Payne and Martha J. Payne, sign, seal and as their act and deed deliver the within written deed, and that he, with Patrick C. Fant witnessed the execution thereof.

Sworn to before me this 1st day of March, A. D. 19 58. Patrick C. Fant (Seal) Notary Public for South Carolina

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, Patrick C. Fant, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha J. Payne wife of the within named A. M. Payne 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 Jimmie Ruth Erexson, her

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 1st day of March, A. D. 19 58. Patrick C. Fant (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$, U. S. \$ Recorded this 3rd day of March 19 58, at 10:57 A.M., No. 4997

P12-2-4E