

FILED

JUN 16 1961 A.M.



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

Mrs. Ollie Farnsworth
R. M. C.

in consideration of Three Hundred Eighty Five & NO/100 (\$385.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John B. Benton and Abbie J. Benton, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Gantt Township, being known and designated as Lot No. 32, of a subdivision known as Bel Aire Estates, as shown on a Plat thereof, dated May 1956, recorded in the R. M. C. Office for Greenville County in Plat Book KK, at Page 19, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pocahatchie Trail, joint front corners of Lots Nos. 32 and 33 and running thence along the line of said lots, N. 61-12 E. 239.9 feet to iron pin; thence running with rear line of Lot 32, S. 4-21 E. 120 feet to iron pin; thence running S. 61-12 W. 174.5 feet to iron pin on Pocahatchie Trail; thence running with Pocahatchie Trail, North West 100 feet to iron pin at point of beginning.

NO residence to cost less than Seven Thousand Five Hundred (\$7,500.00) Dollars shall be erected on said lots; no residence shall be erected on any lot unless said lot has fifty (50) feet or more frontage; no residence shall be built on any lot nearer than thirty (30) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lot other than lots fronting on Staunton Bridge Road.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay 1961 taxes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: 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 lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 31 day of May 19 61 M W Fore (SEAL)

SIGNED, sealed and delivered in the presence of:
J. Carlene Watson (SEAL)
Annie Mae Merch (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE
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 31 day of May 19 61.
J. Carlene Watson (SEAL)
Annie Mae Merch

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE
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 relinquish 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 31st day of May 19 61.
J. Carlene Watson (SEAL)
Aubrey C. Fore

RECORDED this 16th day of June 19 61, at 9:30 A. M., No. 31046

W.G. 10.7-1-28