

JAN 27 2 57 PM 1966

BOOK 790 PAGE 608

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

FILED



KNOW ALL MEN BY THESE PRESENTS, that I, Wayne L. Rich

in consideration of One Thousand Five Hundred and No/100 (\$1,500.00)-----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 J. R. Hall, his heirs and assigns:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina being known and designated as Lot No. 2 as shown on a plat of Rich Acres, prepared by J. C. Hill, Surveyor, September 20, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book GGG at page 309, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Old Farr's Bridge Road and running thence along the joint line of Lots Nos. 1 and 2 N. 33-0 W. 232.6 feet to an iron pin; thence running N. 60-0 E. 100 feet to an iron pin at the joint rear corner of Lots Nos. 2 and 3; thence running along the joint line of Lots Nos. 2 and 3 S. 37-10 E. 236.4 feet to a point on the Old Farr's Bridge Road; thence running along the said Old Farr's Bridge Road S. 59-30 W. 116 feet to the point of beginning.

This property is conveyed subject to the following restrictive covenants and conditions which are intended to run with the land and shall not terminate until the year 1990:

1. No trailer or other temporary dwellings shall be placed or erected upon this lot.
2. This property shall be used solely for residential purposes and no more than one family shall occupy a dwelling thereon at any one time.
3. No residence shall be constructed thereon which shall have less than 1,250 sq. ft. of floor space on the ground floor, excluding porches, breezeways, garages or other unheated areas.
4. No wall, fence or hedge shall be erected across or along the front of any lot or nearer to the front lot line than the front of the house erected thereon.

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 19<sup>th</sup> day of January 1966.

SIGNED, sealed and delivered in the presence of:

Wayne L. Rich (SEAL)  
Wayne L. Rich

J. Henry Philpot Jr. (SEAL)

Rebecca S. Philpot (SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

PROBATE

sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 19<sup>th</sup> day of January 1966.

J. Henry Philpot Jr. (SEAL)  
Notary Public for South Carolina.

Rebecca S. Philpot

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

RENUNCIATION OF DOWER

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 19<sup>th</sup> day of January 1966.

J. Henry Philpot Jr. (SEAL)  
Notary Public for South Carolina.

Emilou A. Rich

RECORDED this 27<sup>th</sup> day of January 1966 at 2:57 P. M., No. 22027

PT. OF B.5.4-1-3.4  
OUT OF B.5.4-1-3.2  
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