

STATE OF SOUTH CAROLINA SEP 27 10 26 AM '49 GREENVILLE COUNTY

Know All Men by These Presents:

That T. Frank Bridges & Edna N. Bridges, hereafter called Grantors in the State aforesaid, in consideration of the sum of FIVE HUNDRED & NO/100 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 Freeman T. Forrester, hereafter called Grantee, his heirs and assigns: All that certain parcel and lot of land situate, lying and being in South Carolina, Greenville County, in Welcome School District, on the northwest side of Welcome Avenue, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of Welcome Avenue, and running thence N. 9-16 E. 224.6 ft. to iron pin; thence S. 31-49 E. 171.6 ft. to iron pin on the northwest side of Welcome Avenue being the joint corners of a lot herein conveyed and the remaining lot forming the residence lot of the Grantors; thence S. 59-30 W. 148.4 ft. to the beginning corner, and being a triangular lot cut off of the south west corner of the lot heretofore conveyed to the Grantors by Truman C. Jennins by deed bearing date of May 19, 1947, and recorded in Vol. 312, at page 383, RMC Office for Greenville County, and being a portion of Lot No. 81 of No. 2 Plat of Camilla Park, property of the John B. Marshall estate as shown by plat recorded in Plat Book M, Page 85, reference to said deed and plat is hereby referred to for a full, accurate and complete description, also plat prepared by W. J. Riddle from survey August 26, 1949.

The above property is sold and conveyed subject to restrictions contained in former conveyances to wit: Deed recorded in Vol. 302, page 174 from First National Bank as Trustee for the estate of John B. Marshall to Virginia M. McKinney, and reads as follows:

- 1. Use only for residential purposes for white persons
2. No building less than \$1,000.00.
3. No building nearer front line than 30 ft. nor nearer than 10 ft. from either side line, nor nearer than 5 ft. from the rear line
4. Grantor reserves to itself and its successors the right to authorize the placing, maintaining, & repairing of any & all public utilities in the streets without compensation to any lot owner; (5.) That no surface closet nor cess pool shall be maintained on said land, but only septic tanks or other sanitary sewerage; 6. No use made which would be a nuisance.

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 26th day of September in the year of our Lord One Thousand Nine Hundred and forty-nine

Signed, Sealed and Delivered in the Presence of William A. Bouton, J. D. Lanford, T. Frank Bridges, Edna N. Bridges with three documentary stamps.

State of South Carolina, Greenville County Personally appeared before me William I. Bouton

and made oath that he saw the within named grantor(s) T. Frank Bridges and Edna N. Bridges sign, seal and as their act and deed deliver the within written deed, and that he, with J. D. Lanford witnessed the execution thereof.

Sworn to before me this 26th day of September, A. D. 19 49. William A. Bouton, Notary Public for South Carolina.

State of South Carolina, Greenville County RENUNCIATION OF DOWER I, J. D. Lanford, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Edna N. Bridges wife of the within named T. Frank Bridges 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 Freeman T. Forrester, his 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 26th day of September, A. D. 19 49. J. D. Lanford, Notary Public for South Carolina.

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 27th day of September 19 49, at 10:26 A. M., No. 22870 241-3-15 OUT OF 241-3-14