

TITLE TO REAL ESTATE

JAN 30 10 22 AM 1952

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

GILLIE FARNSWORTH R.M.C.



Know All Men by These Presents:

That I, Frank H. Earle in the State aforesaid, in consideration of the sum of THREE HUNDRED AND 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

R. L. Hembree, his heirs and assigns forever

All that certain lot of land in Greenville Township, Greenville County, South Carolina, known and designated as Lot No. 10 according to the plat made for F. H. Earle by Pickell and Pickell, Engineers, February 26, 1951, which said plat is recorded in Plat Book Z, Page 171, in R. M. C. Office for said Greenville County. Said lot has the following notes and bounds:

BEGINNING on the north side of Mills Avenue at the corner of Lot No. 9; thence with the north side of Mills Avenue S. 72-08 W. 70 feet to pin corner of Lot No. 11; thence with Lot 11 N. 17-52. W. 155.4 feet to the joint rear corner of Lots 10, 11, 15 and 16; thence with the rear line of Lot 16, N. 43-53 E. 75.2 feet to the joint rear corner of Lots 9, 10, 16 and 17; thence with Lot 9, S. 17-52 E. 195.5 feet to the beginning corner. This property is a part of the lands devised to me by my father James Edward Earle whose Will is on file in the Probate Court of said Greenville County. Grantee assumes the payment of the taxes for the year 1952. Subject, however, to the following restrictions which restrictions shall be common to all lots shown on said plat except Lots 12, 13 and 14:

- The front building line on said lots shall be 35 feet from the street;
Said property shall be used only for residential property;
No dwelling house shall be built on any of the lots costing less than \$5000.00

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 28th day of January in the year of our Lord One Thousand Nine Hundred and fifty-two

Signed, Sealed and Delivered in the Presence of

H. K. Townes
George F. Townes

Frank H. Earle (Seal)



State of South Carolina, Greenville County

Personally appeared before me George F. Townes

and made oath that he saw the within named grantor(s) Frank H. Earle sign, seal and as his act and deed deliver the within written deed, and that he, with H. K. Townes witnessed the execution thereof.

Sworn to before me this 28th day of January A.D. 1952
H. K. Townes (Seal)
Notary Public for South Carolina

George F. Townes

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, H. K. TOWNES, a, Notary Public,

do hereby certify unto all whom it may concern, that Mrs. Grace P. Earle wife of the within named Frank H. Earle 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 R. L. Hembree, 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 28th day of January A.D. 1952
H. K. Townes (Seal)
Notary Public for South Carolina

Grace P. Earle

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 30th day of January 1952, at 10:22 A.M., No. 2360

104-5-13