

## State of South Carolina,

Greenville County

BOOK 501 PAGE 135

Know all Men by these Presents, That We, Elizabeth Edwards Dempsey, Joe V. Edwards, Dorothy Edwards Cunningham, and Robert W. Edwards

in the State aforesaid,

in consideration of the sum of One (\$1,000)----- Dollars  
and partition of real estate  
to us paid by W.M. Edwards

in the State aforesaid, 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 W.M. Edwards, his Heirs and Assigns, forever:

those three  
All ~~that~~ pieces, parcels or lots of land in Chick Springs Township, Greenville County, State

of South Carolina, containing 55.10 acres, 2.19 acres, and 1.20 acres as shown on plats of the property of W. S. Edwards, made by Dalton & Neves, February 1954, and December, 1953, recorded in Plat Books \_\_\_\_\_ and \_\_\_\_\_ at Pages \_\_\_\_\_ and \_\_\_\_\_.

55.10 acre tract: BEGINNING at an iron pin on the Western side of the Edwards Road at the corner of the 46.10 acre tract conveyed to Dorothy Edwards Cunningham and running thence with the center of Edwards Road the following courses and distances to-wit: N. 63-45 W. 34.4 feet; N. 47-02 W. 145 feet; N. 38-44 W. 100 feet; N. 26-30 W. 135 feet to pin; N. 16-30 W. 185.6 feet to iron pin at corner of Shockley property; thence with line of Shockley property S. 79-15 W. 377.4 feet to iron pin; thence N. 15-37 E. 279.2 feet to iron pin, corner of Bridwell property; thence with rear line of Bridwell property N. 51-06 W. 200 feet; thence N. 51-06 W. 171 feet; thence N. 31-05 W. 189.1 feet, more or less, to a 50 foot road, shown on said plat at the corner of tract of land this day conveyed to Joe V. Edwards; thence with said road and the line of Joe V. Edwards property S. 53-20 W. 1290 feet to iron pin; thence N. 35-30 W. 906 feet to pin in Old Rutherford Road; thence with Old Rutherford Road S. 60 W. 234 feet to pin; thence S. 7-30 E. 151.8 feet to pin; thence S. 53-30 W. 165 feet to pin in Rutherford Road; thence S. 87-41 E. 513.5 feet to iron pin; thence with line of Clayton property S. 22-29 E. 1867.8 feet to stone at corner of property this day conveyed to Dorothy Edwards Cunningham; thence with line of said land N. 57-30 E. 1950 feet, more or less, to pin in center of Edwards Road, the point of beginning.

2.19 acre tract: BEGINNING at an iron pin in the center of the Edwards Road at corner of Bridwell lot and running thence with Edwards Road N. 10-50 W. 50 feet to pin; thence N. 15-52 W. 232.8 feet to pin at the corner of W. B. Shockley lot; thence with line of Shockley property S. 56-09 W. 509 feet to iron pin; thence S. 51-06 E. 171 feet to iron pin at rear corner of Bridwell lot; thence with line of Bridwell lot N. 72-05 E. 381 feet to the point of beginning.

It is understood and agreed between all the parties to this conveyance that (1) that portion of the above tract **fronting** on the Edwards Road, back to a depth of 200 feet shall be used exclusively for residential purposes, (2) that no dwelling shall be constructed on such restricted area to contain less than 1200 square feet of floor space exclusive of porches and breezeways.

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