

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, R. W. Jones in the State aforesaid,
in consideration of the sum of Eight Hundred and No/100ths (\$800.00) - - - - - 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 C. T. Bryant and Lillian G. Fryant, their heirs and assigns, for ever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, County of Greenville, State of S. C., designated as Lot # 2 on a plat of Berea Heights Addition, property of R. W. Jones, prepared by J. Mac Richardson on June 23, 1954, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Berea Heights Road, said pin being 75 feet Southwest of the intersection of Whytman Way and said Road, and running thence along said road S. 50-50 W. 100 feet to an iron pin; thence S. 39-10 E. 185 feet to an iron pin; thence N. 50-50 W. 100 feet to an iron pin; thence N. 39-10 W. 185 feet to an iron pin at the point of beginning.

As part of the consideration hereto the following restrictions and covenants are agreed to:

- (1) The property shall be used for only residential purposes;
- (2) No dwelling shall be erected on said property with less than 1100 sq. feet floor space, exclusive of porches and attached garage or other structure;
- (3) Each dwelling shall have approved composition roof, and shall have 24 inch clearance off the ground at the lowest point;
- (4) Each dwelling shall be set back from the street at least 40 feet, and shall be in line with other dwellings which may be over 40 feet from the street.

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 their Heirs and Assigns forever.

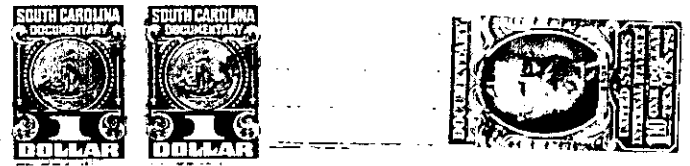
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 18th day of September in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Wilma R. Moody
William I. Bouton

R. W. Jones



(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me *William I. Bouton*

and made oath that she saw the within named grantor(s) *R. W. Jones* sign, seal and as *his* act and deed deliver the within written deed, and that she, with *William I. Bouton* witnessed the execution thereof.

Sworn to before me this 18th day of September, A. D. 19 54
(Seal)
Notary Public for South Carolina

Wilma R. Moody

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER

I, *William I. Bouton* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Fay H. Jones* wife of the within named *R. W. Jones* 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 *C. T. Fryant and Lillian G. Fryant, their 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 18th day of September, A. D. 19 54
(Seal)
Notary Public for South Carolina

Fay H. Jones

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 18th day of September 19 54, at _____ M., No. #21173