

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Book 23 255

Know All Men by These Presents:

That we, Harry R. Stephenson, Jr. and William K. Stephenson, in the State aforesaid, in consideration of the sum of Ten Dollars and other valuable consideration, 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 Ann H. Eastland, her heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being on Paris Mountain, near the City of Greenville, S. C., being bounded on the west and south by Altamont Road, near the intersection of Altamont Road and Chestnut Ridge; and containing 1.9 acres, being known as Section C of the Stephenson Property according to a plat made by Dalton & Neves, dated February, 1961, recorded in the RMC Office for Greenville County, S. C. in Plat Book VV, Page 143, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in Chestnut Ridge at the intersection of Chestnut Ridge and Altamont Road, and running thence N 62-30 E 225.5 feet to an iron pin; thence S 59-09 E 41.8 feet to an iron pin; thence S 11-56 E 100 feet to an iron pin; thence S 46-55 E 135.1 feet to an iron pin; thence S 19-59 E 119.2 feet to an iron pin; thence S 52-32 W 70 feet to an iron pin in Altamont Road; thence along a line through Altamont Road S 39-35 W 300 feet to an iron pin; thence N 54-0 W 51 feet to an iron pin in Altamont Road; thence with Altamont Road the following courses and distances: N 25-20 E 200 feet to an iron pin; N 2-17 E 100 feet to an iron pin; N 39-42 W 100 feet to an iron pin; N 59-42 W 70 feet to an iron pin; N 45-24 W 101.4 feet to the point of beginning.

Also, all of the grantors' right, title and interest in and to the southwesterly tip adjoining the above described property, which tip lies inside a curve in Altamont Road. This tip is expressly excluded from the warranty of this deed.

The above described property is conveyed subject to the right-of-way for Altamont Road and Chestnut Ridge as shown on the above mentioned plat.

As a part of the consideration hereof, this property is conveyed subject to the following restrictive covenant, which shall be applicable for a period of fifteen years:

"This property shall be used for residential purposes only and shall contain one residence only."

This is a part of the property owned by H. R. Stephenson, who died testate on September 17, 1958, leaving as his sole legatees Elizabeth K. Stephenson, Harry R. Stephenson, Jr. and William K. Stephenson. See Apt. 689, File 14, Office of Probate Judge, Greenville County, S. C. Elizabeth K. Stephenson died testate on April 29, 1959, leaving as her sole legatees the said Harry R. Stephenson, Jr. and William K. Stephenson. See Apt. 701, File 25, in said Probate Office.

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 her 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 7th day of July in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of

Eunice D. Shelton
M. R. Johnson Jr.



Harry R. Stephenson Jr.
William K. Stephenson



State of South Carolina, Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) Harry R. Stephenson, Jr. and William K. Stephenson sign, seal and as their act and deed deliver the within written deed, and that she, with M. R. Johnson, Jr. witnessed the execution thereof.

Sworn to before me this 7th day of July, A. D. 19 61

Eunice D. Shelton

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, M. R. Johnson, Jr., Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Catherine L. Stephenson and Mrs. Martha D. Stephenson, respectively, wives of the within named Harry R. Stephenson, Jr. and William K. Stephenson, respectively, 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 Ann H. Eastland, her 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 7th day of July, A. D. 19 61

Catherine L. Stephenson
Martha D. Stephenson

Cancelled documentary stamps attached: S. C. \$; U. S. \$

Recorded this 7th day of July 19 61, at 3:51 P.M., No. 1062.

P34-1-11 THRU 14