

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Know All Men by These Presents:

That H. W. Jones in the State aforesaid,  
in consideration of the sum of nine hundred and no/100ths (\$900.00) 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 J. L. Ewen and Lussie Mae Ewen, their heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in this certain township, Greenville County, State of South Carolina, designated as Lot 1 on a plat of property of H. W. Jones, the said plat prepared by the said H. W. Jones, L.L.S., on June 27, 1954, and recorded in the S. C. Public Records Office in Greenville County in Plat Book 5 at 102, and being according to the following description, to-wit:

Start on iron pin on the east side of Berea Heights Road at the southwest corner of Lot 1 and run for 100 feet along the line of Lot 1 to 100 feet to an iron pin; thence along the rear of Lot 1 42-17 feet to an iron pin; thence along the line of property of H. W. Jones 39-10 feet to a concrete monument; thence along the east side of Berea Road N. 50-50 E. 100 feet to the point of beginning.

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

- (1) The property shall be used for residential purposes only;
- (2) No dwelling shall be erected on said property with less than 1100 square feet floor space, exclusive of porches and attached garage or other structure;
- (3) Each dwelling shall have approved composition roof, and shall have 8 feet 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 23rd day of September in the year of our Lord One Thousand Nine Hundred and fifty-five

Signed, Sealed and Delivered in the Presence of

*Frances C. Bouton*

*H. W. Jones*



State of South Carolina  
COUNTY OF GREENVILLE

Personally appeared before me Frances C. Bouton

and made oath that she saw the within named grantor(s) H. 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 23rd day of September, A. D., 1955 (Seal) Notary Public for South Carolina

*Frances C. Bouton*

State of South Carolina  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER  
I, William I. Bouton Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named H. 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 J. L. Ewen & Lussie Mae Ewen, 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 23rd day of September, A. D., 1955 (Seal) Notary Public for South Carolina

*Faye H. Jones*

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
Recorded this 2nd day of July 1962, at 1:54 P.M., No. 575

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