

TITLE TO REAL ESTATE—Offices of Earle, Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

AUG 18 11 21 AM '69

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

County Stamps Paid \$2.20  
See Act No.380 Section 1

KNOW ALL MEN BY THESE PRESENTS, that I, Richard F. Watson, Jr., of Greenville County,

in consideration of Eighteen Hundred and No/100-----(\$1800.00)-----Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto L. T. McCall and Betty Jean H. McCall, their heirs and assigns forever, the following described property, to-wit:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 3 of a subdivision of the property of J. K. Keller as shown on plat thereof prepared by C. O. Riddle, R. L. S. September 1963 and recorded in the R. M. C. Office for Greenville County in Plat Book EEE, at Page 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of South Carolina Highway No. 253, joint front corner of Lots 2 and 3, and running thence along the joint line of said lots, S. 80-16 W. 414.9 feet to an iron pin on the eastern side of a road (not opened); thence along the eastern side of said road, N. 10-39 W. 180 feet to an iron pin at the rear corner of Lot No. 4; thence along the line of that lot, N. 77-32 E. 399.7 feet to an iron pin on the western side of South Carolina Highway No. 253; thence along the western side of South Carolina Highway No. 253, S. 15-02 E. 200 feet to the beginning corner; being a portion of the property conveyed to me by Isaac Herbert Murray by deed dated April 28, 1969 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 867, at Page 73.

As a part of the consideration for this conveyance, the above described property is conveyed subject to the following restrictions and protective covenants:

1. The property shall be used only for residential purposes, and no structure shall be erected, altered, placed or permitted to remain on said lot other than one detached single-family dwelling not to exceed two and one-half stories in height and appurtenant garages or outbuildings.
2. No dwelling shall be located nearer to the front street line than 50 feet.
3. No dwelling shall be erected on said lot, with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages, or carports, less than 1200 square feet for a one-story dwelling, nor less than 1000 square feet for a

(continued on back)  
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of August 19 69.

SIGNED, sealed and delivered in the presence of:

Richard F. Watson Jr. (SEAL)  
Richard F. Watson, Jr.

~~XXXXXXXXXXXXXXXXXXXX~~  
Raymond Thompson  
Mary S. Maister



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of August 19 69.

Patrick A. Grayson (SEAL)  
Notary Public for South Carolina.

Mary S. Maister

My commission expires: 1-1-70.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Pub'c, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of August 19 69.

Patrick A. Grayson (SEAL)  
Notary Public for South Carolina.

Lee H. Watson  
Lee H. Watson

My commission expires: 1-1-70.

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45-649.2-1-11.4 OF 697.2-1-11.1