

FILED

GREENVILLE CO. S. C.

State of South Carolina

GREENVILLE

COUNTY

FEB 12 1 40 PM '70

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WITNESSED BY ALL MEN BY THESE PRESENTS:

That I, Eloise H. Smith,

in consideration of the sum of One & No/100

in the State aforesaid, 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 grantee(s) Lewis K. Smith and Eloise H. Smith and their heirs and assigns forever:

All that certain parcel or lot of land situated on the West side of Wolf Road, about one (1) mile southwestward from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being the greater portion of Lot No. 3, as shown on a plat of the property of Eloise H. Smith by John A. Simmons, Registered Surveyor, dated June 26, 1967, Amended December 30, 1968, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the West side of Wolf Road, corner of the Bishop property, and running thence along said road, N. 34-10 E. 140 feet to an iron pin, corner of Lot No. 4; thence along the line of Lot No. 4, N. 55-44 W. 284.1 feet to an iron pin; thence S. 62-10 W. 112 feet to an iron pin; thence S. 28-03 E. 109 feet to an iron pin, corner of the Bishop lot; thence along the Bishop line, S. 53-03 E. 240.2 feet to the beginning corner.

This property is conveyed subject to restrictions to apply for a period of 40 years: (1) This lot shall be used for residential purposes only, and nothing of a commercial nature. (2) Any residence shall contain a minimum of 1300 sq. ft. of livable floor space, excluding porches, stoops and garages. No trailers or type of residences known as shell houses shall be allowed. (3) No fences shall be allowed on area which lies between street on which lot faces and the front line of residence as extended.

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 3rd day of September in the year of our Lord One Thousand Nine Hundred and Sixty-nine.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

Clair H. Smith (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

GREENVILLE

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Personally appeared before me Elizabeth W. Moun

and made oath that he saw the within named grantor(s) Eloise H. Smith

deliver the within written deed, and that he, with H. D. Hawkins sign, seal and as her act and deed witnessed the execution thereof.

Sworn to before me this 3rd day of September, A. D., 1969

[Signature of Notary Public]

My Commission Expires 4-30-79

[Signature of Elizabeth W. Moun]

State of South Carolina

FEMALE GRANTOR

NO RENUNCIATION OF DOWER

COUNTY

I,

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named

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 Heirs and Assigns, all her interest and estate, and also 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

day of, A. D., 1969

[Signature of Notary Public]

My Commission Expires

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

Recorded this 12th day of February 1970

1:40 P.M.

at M., No. #17898

1-2

286 - out of 65-2-23 65-2-29 -> 1.02A