

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

FILED GREENVILLE CO. S. C.

For True Consideration See Affidavit Book 13 Page 166

AUG 16 4 27 PM 1950

Know All Men by These Presents:

That Josephine S. Hinson in consideration of the sum of Ten and No/100 (\$10.00) - B.M.C. and other valuable considerations, 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 Fred N. McDonald, his heirs and assigns, all that certain piece, parcel or lot of land situate lying and being in Greenville County, State of South Carolina, on the Western side of Garden Terrace and having, according to a recent survey thereof made by Dalton & Neves, Engineers, June, 1950, a plat of which is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book X, at page 142, and having, according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the Western side of Garden Terrace at the intersection of the private driveway leading to the home of J. LaRue Hinson and running thence along the line of other property of J. LaRue Hinson S. 87-35 W. 161.9 feet to an iron pin in the line of Floyd property; thence along the line of Floyd property S. 6-28 W. 236.1 feet to an iron pin; thence along the line of Hinson property N. 79-06 E. 238.7 feet to an iron pin in the line of Garden Terrace; thence along the Western side of Garden Terrace N. 13-25 W. 200 feet to the point of beginning.

This property is sold subject to the following building restrictions:

- 1. Said lot shall be used exclusively for residential purposes.
2. No building shall be erected on this lot nearer than 50 feet to the front lot line, nor nearer than 10 feet to a side lot line, nor nearer than 5 feet to the rear lot line.
3. No dwelling shall be erected on said property costing less than \$8,000.00.
4. No building of a temporary structure shall be erected on the property for use as a residence.
5. An easement is reserved on the rear 5 feet of this lot for utility installation and maintenance.

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 his 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 16th day of August in the year of our Lord One Thousand Nine Hundred and Fifty.

Signed, Sealed and Delivered in the Presence of

Evelyn S. Etheredge
Josephine S. Hinson

Josephine S. Hinson (Seal)



State of South Carolina, Greenville County

Personally appeared before me Evelyn S. Etheredge

and made oath that she saw the within named grantor(s) Josephine S. Hinson sign, seal and as her act and deed deliver the within written deed, and that she, with J. LaRue Hinson witnessed the execution thereof.

Sworn to before me this 16th day of August, A. D. 19 50

Edward Ryan Hamer (Seal) Notary Public for South Carolina

Evelyn S. Etheredge

State of South Carolina, Greenville County

RENUNCIATION OF DOWER (GRANTOR - A WOMAN)

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 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 day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 16th day of August 19 50 at 4:27 P. M., No. 19921

D10-1-1 out of D10-1-1