

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

OLLIE FARNSWORTH
R.M.L. Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid,
in consideration of the sum of Nine Hundred and No/100- - - - - (\$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. C. Keys, Jr., his Heirs and Assigns forever,

All that lot of land in Chick Springs Township, Greenville County, South Carolina, on the Northwestern side of Mabel Avenue, shown as Lot No. 257 on Plat of the Property of Robert J. Edwards, made by Dalton & Neves in May, 1951, and having according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Mabel Avenue, at the joint front corner of Lots Nos. 257 and 258, and running thence with the line of Lot No. 258, N. 47 W. 200 feet to iron pin at rear corner of Lot No. 200; thence with the rear line of said lot, N. 43 E. 90.3 feet to iron pin, rear corner of Lot No. 256; thence with the line of said lot, S. 47 E. 200 feet to iron pin on Mabel Avenue; thence with the Northwestern side of Mabel Avenue, S. 43 W. 90.3 feet to iron pin, the point of beginning.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the Grantor, Grantee, and all other persons owning lots shown on said Plat above mentioned:

- (1) Said lot shall be used exclusively for residential purposes.
- (2) No dwelling shall be erected on said lot containing less than 1200 square feet of floor space, exclusive of porches and breezeways.
- (3) No temporary buildings shall be used for residential purposes, nor shall any garage apartment be constructed on said lot.
- (4) The outer or exterior walls of any residential dwelling shall be of material other than concrete blocks.
- (5) No building of any kind, or residence shall be constructed nearer than 50 feet from the front line of said lot.

Grantee is to pay 1953 taxes.

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 12 day of February in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Robert J. Edwards (Seal)

Signed, Sealed and Delivered in the Presence of

Kathryn L. Brown
J. L. Love



STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me Kathryn L. Brown

and made oath that she saw the within named grantor(s) Robert J. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 12 day of February, A. D. 1953.
J. L. Love (Seal)
Notary Public for South Carolina

Kathryn L. Brown

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards 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. C. Keys, his 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 12 day of February, A. D. 1953.
J. L. Love (Seal)
Notary Public for South Carolina

Pearl M. Edwards

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 5th day of March 1953, at 3:59 P. M., No. #5196

P15.9-1-31