

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

DEC 21 4 19 PM 1953

All Men by These Presents:

That I, Andrea C. Patterson in the State aforesaid, in consideration of the sum of One Thousand and No/100 (\$1000.00) 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 Ernest E. Moore, his heirs and assigns forever;

All that lot of land in Greenville County, State of South Carolina, in Greenville Township, situate on the West side of Clarendon Avenue, and being more particularly described according to a survey prepared by Piedmont Engineering Service November 23, 1953, as follows:

BEGINNING at an iron pin in the Western side of Clarendon Avenue, at the corner of Keys property, and running thence with the Western side of Clarendon Avenue, the following courses and distances: S. 54-48 W. 70.3 feet to an iron pin, S. 26-13 W. 79.6 feet to an iron pin, and S. 16-73 W. 118 feet to iron pin, corner of Union Fleacheary property, which pin is 72.8 feet at right angles from the center line of Old Buncombe Road; thence with the Union Fleacheary line, the following courses and distances: N. 14-57 W. 112.1 feet to a concrete monument, N. 22-22 W. 127.4 feet to a pine, N. 3-37 W. 47.7 feet to a oak and N. 26-54 E. 22 feet to an iron pin in line of other property of grantor; thence S. 63-53 E. 272.4 feet to the point of beginning.

Subject, however, to a right-of-way easement of ingress and egress over the following described triangle situate at the Northeast corner of the premises hereinabove described for the present and future development of Tippet Road: BEGINNING at an iron pin, corner of Keys property on the western side of Clarendon Avenue, and running thence with Clarendon Avenue, S. 54-48 W. 40 feet to a point; thence N. 37-37 W. 79.3 feet to a point; thence S. 63-53 E. 89.2 feet to the point of beginning.

Being a portion of the premises conveyed to the grantor by deed recorded in Volume 276 at Page 357.

It is understood and agreed that this conveyance is made subject to the following restrictions:

- 1. That the premises hereinabove described shall be used for residential purposes only.
2. No residence shall be erected thereon at a cost of less than \$15,000.00 based on current market prices of labor and building materials.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

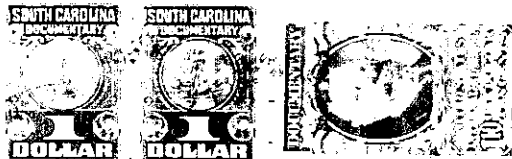
TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and his Heirs and Assigns forever.

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 9th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Three

Signed, Sealed and Delivered in the Presence of

Evelyn Helzer
John Loomis



Andrea C. Patterson (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Evelyn Helzer

and made oath that she saw the within named grantor(s) Andrea C. Patterson sign, seal and as her act and deed deliver the within written deed, and that she, with H. W. Loomis witnessed the execution thereof.

Sworn to before me this 9th day of December, A. D. 1953

Notary Public for South Carolina Colorado My Commission Expires June 23, 1956

Evelyn Helzer

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER GRANTOR IS A WOMAN. 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. 1953 Notary Public for South Carolina

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Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this day of 19, at M, No.