

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That I, Ernestine M. Massey, in the State aforesaid,
in consideration of the sum of Five Hundred (\$500.00) DOLLARS,
and other valuable consideration
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 H. C. Wood, Jr., his heirs and assigns forever,

All that piece, parcel, or lot of land in Gantt Township, Greenville County, South Carolina, about four miles West of the Greenville Court House and being located on Maxey Avenue and having, according to a plat made by Pickell & Pickell, Engineers on April 7, 1954, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book FW page 55 the following metes and bounds, to-wit:

Beginning at an iron pin on the South side of Maxey Avenue, said point being the joint corners of this tract of land and property now or formerly owned by Cochran; thence along the line of said Cochran property, S. 19-05 E. 246 feet to a point in the middle of a branch whose line forms the back line of this tract; thence along the meanders of said branch to a corner in said branch; thence N. 19-05 W. 304 feet along the line of property now or formerly owned by H. C. Wood, Jr. to an iron pin on Maxey Avenue; thence along the South side of Maxey Avenue, N. 62-45 E. along the South side of Maxey Avenue 200 feet to the point of beginning. Containing 1.2 acres more or less.

If the above described property is divided into two lots, 100 feet wide each, the following restrictions shall apply:

- 1. That no structure except a single family dwelling house with one private garage shall be built on each lot described. One such dwelling house to the lot with not less than 1050 feet floor space at a cost not less than \$7500.00. This restriction is for the benefit of the grantor, her heirs and assigns and not for the benefit of the grantee, his heirs and assigns. If the property is not divided into two lots, the same restriction shall apply.

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 April in the year of our Lord One Thousand Nine Hundred and Fifty four

Signed, Sealed and Delivered in the Presence of

Margaret E. Marchbanks
Rex L. Carter

Ernestine M. Massey (Seal)
(Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina,
Greenville County

Personally appeared before me Margaret E. Marchbanks

and made oath that she saw the within named grantor(s) Ernestine M. Massey sign, seal and as her act and deed deliver the within written deed, and that she, with Rex L. Carter witnessed the execution thereof.

Sworn to before me this 9th day of April, A. D. 19 54
Rex L. Carter (Seal)
Notary Public for South Carolina

Margaret E. Marchbanks

State of South Carolina,
Greenville County

RENUNCIATION OF DOWER -- GRANTOR IS FEMALE
I, _____ Notary Public, do hereby certify

unto all whom it may concern.



upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any dread or fear of any person or persons whomsoever, renounce, release, and forever release her Heirs and Assigns, all her interest and right 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 13th day of April 19 54 at 3:15 P.M., No. _____