

TITLE TO REAL ESTATE-Leatherwood, Walker, Todd

Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents:

That I, Raymond P. Jones in the State aforesaid, in consideration of the sum of Two Thousand, Fifty and No/100 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

William Howard Smith, his heirs and assigns forever.

All that piece, parcel or lot of land situate, lying and being on the southern side of Crescent Ridge in the County of Greenville, State of South Carolina and according to an unrecorded plat of the property of Raymond P. Jones, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Crescent Ridge, which iron pin is 192.3 feet northeast of the intersection of Crescent Ridge with S. C. Highway 291; thence running along the southern side of Crescent Ridge, N. 77-05 E. 92.3 feet to an iron pin; thence running S. 12-51 E. 200 feet to an iron pin; thence S. 77-05 W. 92.3 feet; thence running N. 12-51 W. 200 feet to an iron pin, point of beginning.

This is a portion of the property inherited by me from my Father, W. R. Jones, which deed is recorded in the R.M.C. Office for Greenville County in Deed Book 282, Page 436. It is expressly understood that this property shall have the following restrictions:

- (1) This lot shall be used for residential purposes only, (2) No building shall be constructed nearer than 55 feet from the front street line, (3) No building shall be constructed on this lot at a cost of less than \$10,000.00, (4) Only one dwelling house is to be constructed on this lot.

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 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 17th day of April in the year of our Lord One Thousand Nine Hundred and fifty-four

Signed, Sealed and Delivered in the Presence of

Eleanor B. Thompson
William B. James

Raymond P. Jones (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina, Greenville County

Personally appeared before me Eleanor B. Thompson

and made oath that she saw the within named grantor(s) Raymond P. Jones sign, seal and as his act and deed deliver the within written deed, and that he, with William B. James witnessed the execution thereof.

Sworn to before me this 17th day of April, A. D. 1954
William B. James (Seal)
Notary Public for South Carolina

Eleanor B. Thompson

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, William B. James Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Dollie B. Jones wife of the within named Raymond P. Jones 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 William Howard Smith 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 17th day of April, A. D. 1954
William B. James (Seal)
Notary Public for South Carolina

Dollie B. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 19th day of April 1954 at 2:30 P.M., No. #8784

REC-111
100-280-1-317