

BOOK 501 PAGE 88

State of South Carolina,

Greenville County

JUN 7 10 41 AM 1951

WILLIAMS & BLYTHE
ATTORNEYS AT LAW

Know all Men by these Presents, That we, Elizabeth Edwards Dempsey, Dorothy Edwards Cunningham, Robert W. Edwards and W. M. Edwards,

in the State aforesaid,

in consideration of the sum of One (\$1.00) - - - - - Dollars
and partition of real estate,
to us paid by Joe V. Edwards

in the State aforesaid, 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 Joe V. Edwards, his heirs and assigns, forever,

~~All that certain parcel of land in~~ Township, Greenville County, State
~~of South Carolina~~

All those three certain tracts or parcels of land in Chick Springs Township, Greenville County, State of South Carolina, containing 26.03 acres, 25 acres and 2.48 acres, and having, according to plats of the property of the Estate of William S. Edwards, made by Dalton & Neves, February, 1954, and December, 1953, recorded in Plat Book _____, at page _____, in Plat Book _____, at page _____, and Plat Book _____, at page _____, the following metes and bounds, to-wit:

26.03-ACRE TRACT: BEGINNING at an iron pin in the center of Edwards Road at the corner of the 56.31 acres conveyed to Elizabeth Edwards Dempsey this date, and running thence N. 58-38 E. 1100 feet, more or less, to stone and pin just South of Mountain Creek; thence with the line of the Sammons property, N. 37-30 W. 767 feet to iron pin; thence N. 60-05 W. 410.8 feet to iron pin in pine stump, corner of the property of Sloan Southern; thence with the line of the Southern property, S. 45-48 W. 382.2 feet to stone; thence S. 1-45 W. 196 feet to pin on Mountain Creek; thence with Mountain Creek the following courses and distances, to-wit: N. 36-27 W. 191 feet, N. 1-0 W. 123 feet, N. 58-04 W. 130 feet, N. 34-28 W. 145 feet, S. 43-58 W. 115 feet; thence leaving Mountain Creek and running N. 63-21 W. 418 feet to White Oak; thence S. 37-55 W. 100 feet, more or less, to Edwards Road; thence with Edwards Road in a general Southeasterly and Southerly direction along the 56.31 acres conveyed to Elizabeth Edwards Dempsey, 1900 feet, more or less, with Edwards Road to the point of beginning.

It is understood and agreed between all of the parties to this conveyance that so much of the land included in the above tract, fronting on both sides of the Edwards Road as shown on said plat, and extending back to a depth of 200 feet, is conveyed subject to the following restrictions:

Said property shall be used exclusively for residential purposes and no dwelling shall be constructed thereon to contain less than 1200 square feet of floor space.

25-ACRE TRACT: BEGINNING at an iron pin on a 30-foot road at the corner of the McJunkin property, and running thence with the line of the McJunkin property N. 31-05 W. 100 feet, more or less, to iron pin; thence N. 19-10 W. 104.6 feet to iron pin;