



Know All Men by These Presents:

That I, James M. Bruce, in the State aforesaid,
in consideration of the sum of TWO THOUSAND, TWO HUNDRED FIFTY AND NO/100 (\$2,250.00) 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

G. D. EBERHARDT, his heirs and assigns:

All that lot of land in Butler Township, Greenville County, South Carolina, on the Northern side of Fisher Drive, being known and designated as Lot No. 33 on Plat of Marsmen, Inc., recorded in Plat Book "P", at page 5, and described as follows:

BEGINNING at an iron pin in the center of Fisher Drive, at the joint front corner of Lots Nos. 32 and 33, and running thence with the line of Lot No. 32 N. 9-12 W. 453 feet to an iron pin; thence N. 76-13 E. 100.3 feet to iron pin on a 20-foot alley; thence with the Western side of said 20-foot alley S. 9-12 E. 461 feet to iron pin, center of Fisher Drive; thence with the center of Fisher Drive S. 80-48 W. 100 feet to the point of beginning.

ALSO all that other parcel of land adjacent to the lot above described, and to be taken from the Southeastern portion of Lot No. 32 to front 50 feet on the Northern side of Fisher Drive, and extend back in parallel lines to an old graveyard, which is approximately 100 feet in depth.

The grantor reserves unto himself and unto the public an easement across Lot No. 33 running directly East and West being 15 feet in width, and located 250 feet from the front line of Lot No. 33. The grantor does hereby restrict the above-described property for himself and the adjoining property-holders as follows: (1) This property shall be used solely and exclusively for a single family residential dwelling and only single family dwelling of not more than two stories in height shall be erected thereon; (2) Any dwelling erected on these premises shall face on Fisher Drive.

This is the same property described in deed recorded in Deeds Volume 493, page 138

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 28th day of July in the year of our Lord One Thousand Nine Hundred and Fifty Four.

Signed, Sealed and Delivered in the Presence of

Anne M. White

Edward Ryan Hamer

James M. Bruce

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

State of South Carolina,

Greenville County

Personally appeared before me Anne M. White

and made oath that she saw the within named grantor(s) James M. Bruce sign, seal and as his act and deed deliver the within written deed, and that she, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 28th day of July, A. D. 1954

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Anne M. White

State of South Carolina,

Greenville County

RENUNCIATION OF DOWER

I, Edward Ryan Hamer Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mamie J. Bruce wife of the within named James M. Bruce 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 G. D. Eberhardt, his 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 28th day of July, A. D. 1954

Edward Ryan Hamer (Seal)
Notary Public for South Carolina

Mamie J. Bruce

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 4th day of August 1954 at 10:10 A. M., No. 17237