

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

110 5 17 1954

Knows All Men by These Presents:

That I, Robert J. Edwards, as Committee for James M. Edwards, in the State aforesaid, in consideration of the sum of Twenty-two Hundred Fifty and No/100 - - - (\$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 J. P. Baxter, his heirs and assigns forever:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lots 48 and 49 as shown on plat of the property of James M. Edwards, made by Dalton and Neves, dated March 1951, said lot(s) being described together, being more particularly described by metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Mable Avenue at the point front corner of Lots 48 and 47, and running thence with the line of lot 47, N. 22-28 E. 225 feet to an iron pin; thence S. 42-52 W. 225 feet to an iron pin; thence S. 42-22 W. 225 feet to an iron pin on Mable Avenue; thence with the Southern side of Mable Avenue, S. 4 - - - feet to an iron pin, point of beginning.

The above described premises are subject to the following restrictions:

- 1. Said property shall be used for residential purposes only.
2. No filling station, tourist camp, trailer camp or other similar structure or use shall be constructed upon said property.
3. No dwelling shall be erected upon said lot to contain less than 1,200 square feet, exclusive of porches.
4. No dwelling shall be erected nearer than 5 feet to the front or side of the 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 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 10th day of August, 1954, in the year of our Lord One Thousand Nine Hundred and Fifty-four.

Signed, Sealed and Delivered in the Presence of

[Signature of J. L. Love]

[Signature of Robert J. Edwards] (Seal)
[Signature of J. P. Baxter] (Seal)
[Signature of J. L. Love] (Seal)
[Signature of J. L. Love] (Seal)
[Signature of J. L. Love] (Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me [Notary Name]

and made oath that he saw the within named grantor(s) James M. Edwards, sign, seal and a [Signature] act and deed deliver the within written deed, and that s he, with [Signature] witnessed the execution thereof

Sworn to before me this 10th day of August, A. D. 1954. [Signature] (Seal) Notary Public for South Carolina

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, [Notary Name] Notary Public, do hereby certify

unto all whom it may concern, that Mrs. [Name] wife of the within named [Name] 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 [Name] 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 10th day of August, A. D. 1954. [Signature] (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ [Amount]; U. S. \$ [Amount]
Recorded this 10th day of August, 1954, at 5:07 P.M., M., No. #17554.