

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

NOV 27 10 06 AM 1954

OLLIE FARR ~~Know~~ All Men by These Presents: R. M.C.

That I, J. M. Griffin in consideration of the sum of Ten Dollars, Love and affection in the State aforesaid, 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. M. Griffin ll :

All that certain piece, parcel or lot of land situate lying and being in Austin Township, Greenville County, State of South Carolina, known and designated as lot No. 17 in the subdivision known as Hunter Acres, said subdivision being north of the Town of Simpsonville, plat thereof made by W. J. Riddle, Surveyor, in May 1952 and recorded in Plat Book "BD" at page 51 in the Greenville County R. M. C. Office, reference to which is hereby craved for a more complete description.

The lot above described is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than 3,000.00 or having less than 720 Sq. Ft. of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence in entirely completed. (3) The roof of each residence constructed shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said lot abutts.

The above lot was conveyed to J. M. Griffin by W. J. Griffin by deed dated June 27, 1952 and recorded in Vol. 158, page 289 in the Greenville County R. M. C. Office.

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 19th day of November in the year of our Lord One Thousand Nine Hundred and Fifty Four

Signed, Sealed and Delivered in the Presence of

Gladys Huff
D. L. Bramlett, Jr.

[Signatures and seals of witnesses]

State of South Carolina, Greenville County

Personally appeared before me Gladys Huff

and made oath that she saw the within named grantor(s) J. M. Griffin sign, seal and as his act and deed deliver the within written deed, and that she, with D. L. Bramlett, Jr. witnessed the execution thereof.

Sworn to before me this 19th day of November, A. D. 1954. D. L. Bramlett, Jr. (Seal) Notary Public for South Carolina

[Signature of Gladys Huff]

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, D. L. Bramlett, Jr., A Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Sara J. Griffin wife of the within named J. M. Griffin 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 J. M. Griffin ll, 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 19th day of November, A. D. 1954. D. L. Bramlett, Jr. (Seal) Notary Public for South Carolina

[Signature of Sara J. Griffin]