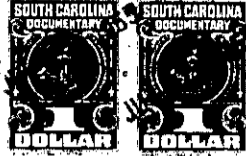


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



Know All Men by These Presents:

That I, R. W. Jones, in the State aforesaid, in consideration of the sum of Eight Hundred and Twenty Five and no/100 (\$825.00) 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 Walter C. Hopkins, His Heirs and Assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated as Lot # 17 on a plat of property of R. W. Jones, same being prepared by J. M. Richardson, R.L.S., on June 23, 1954 recorded in the R.L.S. Office for Greenville County in Plat Book S at page 102, and having according thereto the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Wardview Avenue at the joint front corner of Lots 17 and 18, and running thence N. 24-42 W. 185.1 feet to an iron pin; thence S. 64-00 W. 106 feet to an iron pin; thence S. 2-49 E. 100 feet along Albion Circle; thence along the curve of said Circle 31.8 feet to an iron pin; thence along Wardview Avenue, N. 77-10 E. 123.6 feet to an iron pin at the point of beginning.

As part of the consideration hereto the following restrictions and covenants are agreed to:

- (1) The property shall be used for residential purposes only.
- (2) No dwelling shall be erected on said property with less than 1100 square feet floor space, exclusive of porches and attached garage or other structure.
- (3) Each dwelling shall have approved composition roof, and shall have 24 inches clearance off the ground at the lowest point.
- (4) Each dwelling shall be set back from the street at least 40 feet, and shall be in line with other dwellings which may be over 40 feet from the street.

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 12th day of July in the year of our Lord One Thousand Nine Hundred and Fifty Five

Signed, Sealed and Delivered in the Presence of

W. I. Bouton

R. W. Jones (Seal)



State of South Carolina
COUNTY OF Greenville

Personally appeared before me *W. I. Bouton*

and made oath that he saw the within named grantor(s) R. W. Jones sign, seal and as his act and deed deliver the within written deed, and that he, with William I, Bouton witnessed the execution thereof.

Sworn to before me this 12th day of July, A. D., 1955. (Seal)
Notary Public for South Carolina

W. I. Bouton

State of South Carolina
COUNTY OF Greenville

RENUNCIATION OF DOWER
I, William I. Bouton

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Faye H. Jones wife of the within named R. W. 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 Walter C. Hopkins, 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 12th day of July, A. D., 1955. (Seal)
Notary Public for South Carolina

Faye H. Jones
Mrs. Faye H. Jones

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 18th day of July 1955 at 10:24 A.M. No. 18236

315-2-38