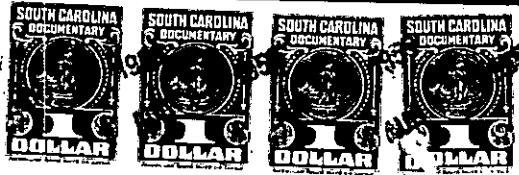


STATE OF SOUTH CAROLINA
GREENVILLE COUNTY



Know All Men by These Presents: That we, William Mauldin Edwards, individually and as Executor of the Estate of William S. Edwards and Robert Watson Edwards, Elizabeth Edwards Dempsey, Dorothy Edwards Cunningham and Joseph Vardry Edwards in the State aforesaid, in consideration of the sum of TWO THOUSAND AND NO/100 (\$2,000.00) - - - - -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 Frank E. Collins and Catherine L. Collins, their heirs and assigns forever:

All those two certain lots of land on the Western side of Edwards Road in Chick Springs Township, Greenville County, State of South Carolina, shown as Lots 5 and 6 on Plat No. 2 of the property of William S. Edwards made by Dalton & Neves in July 1953, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northwest intersection of Edwards Road and a 50-foot street, and running thence with the Northern side of said 50-foot street, N. 81-55 W. 200 feet; thence N. 15-43 W. 118.1 feet to an iron pin at rear corner of Lot 7; thence with line of Lot 7, N. 47-24 E. 200 feet to iron pin on Edwards Road; thence with the Western side of Edwards Road the following courses and distances, to-wit, S. 49-03 E. 40.5 feet to pin, S. 36-03 E. 100.5 feet to pin, S. 10-20 E. 69.5 feet to pin, S. 9-40 W. 99.5 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions:

1. Said property shall be used exclusively for residential purposes.
2. No dwelling shall be constructed upon said lots costing less than \$7,500.00, nor containing less than 1200 square feet of floor space exclusive of porches and breezeways.
3. No dwelling shall be built nearer than 60 feet from the front property line of said lots.

Subsequent to the execution of this deed the Edwards property was partitioned and the above two lots are now known as Lots 45 and 46 of Block C of Edwards Forest, recorded in Plat Book "BR" at Page 181.

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 their 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 s and seal s this 4th day of November in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed, Sealed and Delivered in the Presence of

Claude W. Eskew
J. L. Love

William Mauldin Edwards (Seal)
Robert Watson Edwards (Seal)
Elizabeth Edwards Dempsey (Seal)
Dorothy Edwards Cunningham (Seal)
Joseph Vardry Edwards (Seal)

STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me *Claude W. Eskew*
William Mauldin Edwards, individually and as Executor of the Estate and made oath that he saw the within named grantor(s) of William S. Edwards and Robert Watson Edwards, Elizabeth Edwards Dempsey, Dorothy Edwards Cunningham and Joseph Vardry Edwards, sign, seal and s their act and deed deliver the within written deed, and that he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 4th day of November, A. D. 1953
J. L. Love (Seal)
Notary Public for South Carolina

Claude W. Eskew

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, J. L. Love, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred S. Edwards, Margaret S. Edwards & Syble Hale Edwards, the wives of the within named William Mauldin Edwards, Robert Watson Edwards & Joseph Vardry Edwards, respectively 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 Frank E. Collins and Catherine L. Collins, their 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 4th day of November, A. D. 1953
J. L. Love (Seal)
Notary Public for South Carolina

Mildred S. Edwards
Margaret S. Edwards
Syble Hale Edwards

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 9th day of August 1955, at 8:34 A. M., No. 20211

72-118419

