

TITLE TO REAL ESTATE--Prepared by HINSON, TRAXLER & HAMER, Attorneys, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. F. Childers, in the State aforesaid, in consideration of the sum of EIGHT HUNDRED AND NO/100 (\$800.00) 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. B. FRIAR, his heirs and assigns:

All that piece, parcel or lot of land, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 45 on Plat of Property of W. F. Childers made by W. J. Riddle, Surveyor, March 7, 1940 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of an unnamed road (now called Davis Street) joint front corner Lots 44 and 45, and running thence N. 19-30 W. 243.4 feet to an iron pin, joint rear corner Lots 44 and 45; thence along the line of Lot 48 S. 70-30 W. 75 feet to an iron pin, joint rear corner Lots 45 and 46; thence along the line of Lot 46 S. 19-30 E. 238 feet to an iron pin on the northerly side of an unnamed road (now known as Saluda Lake Road), joint front corner Lots 45 and 46; thence along the said road S. 75-44 E. 30.7 feet to an iron pin in the intersection of the said road and Davis Street; thence along Davis Street N. 57-10 E. 51 feet to an iron pin, the point of beginning.

This property is conveyed subject to the following restrictions: (1) This property shall be used solely and exclusively for residential purposes; (2) No residence shall be constructed on this lot which contains less than 1200 square feet in the body of the house; (3) Sewerage disposal shall be by septic tank complying with the specifications with the State Board of Health and no outside toilet may be erected thereon; (4) No tent or shack shall be erected on this property and no garage, barn, trailer or other outbuildings shall be used as a residence, temporary or permanent.

The grantor herein is to pay the 1955 taxes on the above-described property.

This is a portion of the property conveyed by Rosa S. Ware to W. F. Childers May 1, 1937; the deed being recorded in the R.M.C. Office for Greenville County in Deeds Volume 193, page 265.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises hereon 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 whom ever lawfully claiming or to claim the same or any part thereof.

Witness the grantor(s)'s hand and seal this 15th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of

Edward Ryan Hamer (Signature)



(Seal) (Seal) (Seal) (Seal)

State of South Carolina, Greenville County

Personally appeared before me

and made oath that he saw the within named grantor(s) W. F. Childers sign, seal and as his act and deed deliver the within written deed, and that he, with Edward Ryan Hamer witnessed the execution thereof.

Sworn to before me this 15th day of September, A. D. 19 55 Edward Ryan Hamer (Seal) Notary Public for South Carolina

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. Jessie W. Childers wife of the within named W. F. Childers 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. B. Friar, 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 15th day of September, A. D. 19 55 Edward Ryan Hamer (Seal) Notary Public for South Carolina

Jessie W. Childers (Signature)

Cancelled documentary stamps attached: S. C. \$ U. S. \$ Recorded this 15th day of September 1955 at 5:15 P. M., No. 24066

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