

BOOK 541 PAGE 170

4M-1-55
TITLE OF REAL ESTATE—Form 137½ — W. A. Seybt & Co.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



Know All Men by These Presents: 10:01 AM 1955

That I, John K. Temple, Jr. in the State aforesaid,
in consideration of the sum of Five Thousand One Hundred & No/100 (\$5,100.00) and the Assumption of a Mortgage 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 Joe R. Allen & Helen B. Allen

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, known and designated as Lot #87 of Section I of Oakcrest as shown on plat thereof, prepared by C. C. Jones, Registered Engineer, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book GG, at pages 110 - 111 and GG, at pages 130 - 131, and having, according to a more recent plat, prepared by R. W. Dalton, Registered Engineer, the following metes and bounds to-wit:

BEGINNING at an iron pin on the Western side of Templewood Drive, approximately 60 feet from its intersection with Florida Avenue, and running thence along the Eastern side of said drive S. 14-57 E. 60 feet to an iron pin, corner of the curve of the intersection of Florida Avenue and Templewood Drive; thence with the curve of said intersection S. 32-23 W. 33.9 feet to an iron pin on the North side of Florida Avenue; thence with the North side of said avenue, the following courses and distances: S. 79-43 W. 25 feet to an iron pin, S. 65-49 W. 101.9 feet to an iron pin; thence N. 15-00 1/4 W. 97.4 feet to an iron pin; thence N. 75-03 E. 150 feet to an iron pin at the point of beginning.

This is the identical property conveyed to the grantor by Brown, Inc. by deed dated February 18, 1955 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 519, at Page 93.

This lot is subject to restrictions imposed on Section I of Oakcrest Subdivision recorded in the R. M. C. office for Greenville County in Deed Vol. 517, at Page 28, and subject to the further restrictions shown on said plat above, namely: (1.) A 50 ft. drainage easement is reserved down the rear and side lot lines. (2.) A 35 ft. building line along Templewood Drive. (3.) The building line along the side of the lot adjacent to Florida Avenue shall be 20 ft. instead of 10% of the width of the lot designated in said recorded restrictions. All other recorded restrictions shall apply except where inconsistent with the restrictions herein imposed.

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 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 13th day of December in the year of our Lord One Thousand Nine Hundred and Fifty-five.

Signed, Sealed and Delivered in the Presence of
Burnet R. Maybank } John K. Temple, Jr. (Seal)
N. Jean Griffin } (Seal)
(Seal)
(Seal)

State of South Carolina } Personally appeared before me N. Jean Griffin
COUNTY OF Greenville }
and made oath that s he saw the within named grantor(s) John K. Temple, Jr.
sign, seal and as his act and deed deliver the within
written deed, and that s he, with Burnet R. Maybank witnessed the execution thereof.

Sworn to before me this 13th day of December A. D. 1955
Burnet R. Maybank (Seal) } N. Jean Griffin
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER
COUNTY OF Greenville } I, Burnet R. Maybank Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Clyde B. Temple
wife of the within named John K. Temple, Jr.
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 her 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 13th day of December A. D. 1955
Burnet R. Maybank (Seal) } Clyde B. Temple
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 21st day of December 1955, at 10:01 A.M., No. #32298