

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law,

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

GREENVILLE COUNTY
MAR 9 2 11 PM 1956
LILLIE FARWELL



Know All Men by These Presents:

That I, **Randolph H. McNeill** in the State aforesaid, in consideration of the sum of the consideration is satisfaction of the interest of the Grantee ~~DOLLARS~~, (same being \$2,485.90) of judgment obtained by Grantee and others against Grantor 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 **Edward C. McNeill, his heirs and assigns:**

All that parcel or lot of land lying and being on the Northern side of Pendleton Street in the City and County of Greenville, South Carolina, and being the extreme Eastern portion of property of R. H. McNeill shown on Plat of Edgewood Center prepared by Dalton & Neves, Engineers, in December, 1952, recorded in the R. M. C. Office for Greenville County in Plat Book DD at page 81, and being more particularly shown on addition to said plat made January, 1956, as follows:

BEGINNING at an iron pin on the Northern side of Pendleton Street the joint corner of the R. H. and Ed C. McNeill lots on said plat, which point is 230.5 feet East of the Northeastern intersection of Pendleton Street and Queen Street, and running thence N. 71-22 W. 10 feet along the Northern side of Pendleton Street to an iron pin, thence N. 22-0 E. (said line running parallel to the boundary line of the original lots as shown on said Plat) 376.3 feet more or less to an iron pin on the South side of Perry Avenue, thence with Perry Avenue S. 67-50 E. 10 feet more or less to an iron pin at the joint corner of the original R. H. and Ed C. McNeill lots as shown on said Plat, thence S. 22-0 W. 376 feet to an iron pin on the Northern side of Pendleton Street, the point of beginning; being a portion of that lot conveyed to the Grantor herein by deed of W. D. and E. C. McNeill, recorded in Deed Book 462 at page 79.

This conveyance is made subject to the terms of the Agreement between E. C. McNeill, R.H. McNeill and W. D. McNeill for easements for parking, ingress and egress, dated March 6, 1953, and recorded in the RMC Office for Greenville County in Volume 474 at page 475.

It is agreed by and between the grantor and the grantee, the former by making this conveyance and the latter by its' acceptance, that the Building Area of the grantee on this and adjacent property of the grantee is increased from 21,250 square feet to 22,108 feet and it is agreed that the grantee, his heirs and assigns, shall be limited in the construction of buildings now or in the future on his property, as shown on the above referred to plats, to the building area of 22,108 feet and the grantor, his heirs or assigns, shall be limited to the construction of buildings on his property to 19,142 Sq.ft., these limitations to apply only to the existing Zoning Ordinance of the City of Greenville or lesser regulations or requirements.

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 1st day of March in the year of our Lord One Thousand Nine Hundred and Fifty-six

Signed, Sealed and Delivered in the Presence of

Mollie F. Wood
W.B. Price

Randolph H. McNeill (Seal)
..... (Seal)
..... (Seal)
..... (Seal)

State of South Carolina }
Greenville County

Personally appeared before me *Mollie F. Wood*

and made oath that she saw the within named grantor(s) **Randolph H. McNeill**

written deed, and that she, with *W.B. Price* sign, seal and as **his** act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 1st day of March, A. D. 1956
W.B. Price (Seal)
Notary Public for South Carolina

Mollie F. Wood

State of South Carolina }
Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. *Phonice J. McNeill* wife of the within named **Randolph H. McNeill**

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 **Edward C. McNeill, 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 1st day of March, A. D. 1956
W.B. Price (Seal)
Notary Public for South Carolina

Mrs. Phonice J. McNeill

Cancelled documentary stamps attached: S. C. \$; U. S. \$ 2:47 P.M.
Recorded this 9th day of March 1956, at 1 M., No. 6354

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