

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

APR 5 8 38 AM 1957

Know All Men by These Presents:

OLLIE FARRIS WORTH

R. M. C. in the State aforesaid, DOLLARS,

That I, D. B. Tripp in consideration of the sum of Seventeen hundred no/100

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Ruth M. McNeace, her heirs and assigns forever:

All those two certain lots of land in Paris Mountain Township, Greenville County, State of South Carolina, near the Duncan Chapel Road, being a portion of the E. Thackston Home Place, and being known as Lots Nos. 15 and 16 on plat known as "Map No. 2, Montague Circle", property of D. B. Tripp, as per plat and survey of C. O. Riddle, L. S., April 1954, recorded in the R. M. C. Office for Greenville County in Plat Book GG, page 51, BEGINNING at an iron pin on the southeast side of Montague Circle (at edge of an 80foot strip reserved for sidewalk) at corner of Lot No. 17 on said plat, and running thence with line of Lot No. 17, S. 70-40 E. 223.9 feet to iron on edge of a 30-foot alley reserved for service and utilities; thence with said alley N. 15-24 E. 200.6 feet to iron pin at corner of Lot No. 14; thence with line of Lot No. 14, N. 70-40 W. 210 feet to iron pin on edge of Montague Circle; and thence with Montague Circle S. 19-20 W. 200 feet to the beginning corner, being a portion of the same conveyed to me by P. K. Thackston, et al, by deed dated January 31st, 1947, and recorded in Book 307, page 69.

This property is conveyed subject to the following conditions and restrictions:

- (1) Said property is to be used for residential purposes only.
(2) No residence shall be erected on any lot in said subdivision costing less than \$8,500.00.
(3) The building line as shown on said plat shall be adhered to.
(4) No cattle, hogs, or live stock of any kind, shall be kept on the premises.
(5) No residence is to be built on any lot, or portion thereof, unless said lot has 100 feet, or more, of street frontage. This property is conveyed subject to further restrictions which are of record in Deed Book 572, page 534.

It is understood and agreed that the grantee herein will pay taxes for the year 1957.

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 her 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-seven

Signed, Sealed and Delivered in the Presence of

Felicia C. Machen

Anna M. Beaty

Handwritten signature of D. B. Tripp

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

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me Felicia C. Machen

and made oath that she saw the within named grantor(s) D. B. Tripp written deed, and that she, with Anna M. Beaty 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., 1957 Anna M. Beaty Notary Public for South Carolina

Felicia C. Machen

GRANTOR IS A WIDOWER

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify



and separately examined by me, did declare that she does freely, of any person or persons whomsoever, renounce, release, and Heirs and Assigns, all her interest and or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D., 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ (Continued on Next Page)

Recorded this day of 19, at M., No.

430-4-19420