

SEP 3 2 10 PM 1957

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE F. SWORTH

Know All Men by These Presents:

That I, B. P. Crenshaw in the State aforesaid, in consideration of the sum of One Thousand Six Hundred (\$1600.00) * * * * * 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. E. Hawkins,

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, near Greenville, South Carolina, and known and designated as Lot No. 3 of subdivision of property of B. P. Crenshaw according to plat made by Dalton & Neves, September 1956, said plat recorded in the R. M. C. Office for Greenville County in Plat Book LL, page 142, and according to said plat being more particularly described as follows:

BEGINNING at an iron pin on the South side of Welcome Road, joint front corners of Lots 2 & 3, which point is the center of a 10 ft. drainage easement, and running thence with the joint line of said lots, S. 30-19 W. 140 ft. to the joint rear corner of lots 2, 3, 6 and 9; thence with the line of lot no. 6, S. 59-41 E. 80 ft. to the joint rear corner of lots 3 & 4; thence with the joint line of lots 3 and 4, N. 30-19 E. 140 ft. to an iron pin on the South side of said Welcome Road; thence with the South side of said Welcome Road, N. 59-41 W. 80 ft. to the point of beginning. It is understood and agreed that this conveyance is made subject to the drainage easement referred to.

This conveyance is made subject to the following restrictions: That no house shall be constructed hereon that is less than one thousand (1000) square feet floor space; that said house shall be of brick veneer construction; and that said lot shall be fully landscaped according to other properties in the subdivision; this property shall be used for single family residence uses only; dwelling must be set back a minimum of 35 feet from the front lot line and 10 feet from the side lot line.

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 20th day of August in the year of our Lord One Thousand Nine Hundred and fifty-seven

Signed, Sealed and Delivered in the Presence of

James H. Hammell (Seal) Olive S. Syms (Seal)

State of South Carolina, Greenville County Personally appeared before me James H. Hammell

and made oath that he saw the within named grantor(s) B. P. Crenshaw sign, seal and as his act and deed deliver the within written deed, and that he, with Olive S. Syms witnessed the execution thereof.

Sworn to before me this 20th day of August, A. D. 19 57 Notary Public for South Carolina

Carolina, RENUNCIATION OF DOWER GRANTOR WIDOWER I, Notary Public, do hereby certify

on being privately and separately examined by me, did declare that she does freely, dread or fear of any person or persons whomsoever, renounce, release, and forever Heirs and Assigns, all her interest and estate, power of, in or to all and singular the premises within mentioned and released.

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this day of 19, at M., No.

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