

MAR 5 4 37 PM 1958

TITLE TO REAL ESTATE - Offices of PRICE & POAG, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

GREENVILLE COUNTY

Know All Men by These Presents:

I, Marion Louise Guest Moore,

That Individually and as Executrix of the Estate of Ernest Eugene Moore in the State aforesaid, in consideration of the sum of FIFTEEN THOUSAND & NO/100 (\$15,000.00) - - - - - 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 R. C. Blackwell and Lillie D. Blackwell, their heirs and assigns, forever:

All that lot of land in Greenville County, State of South Carolina in Greenville Township, situate on the West side of Clarendon Avenue, and being more particularly described according to a survey prepared by Piedmont Engineering Service November 28, 1953, as follows:

BEGINNING at an iron pin in the Western side of Clarendon Avenue, at the corner of Keys property, and running thence with the Western side of Clarendon Avenue, the following courses and distances: S. 54-48 W. 70.3 feet to an iron pin, S. 26-13 W. 79.6 feet to an iron pin, and S. 16-43 W. 118 feet to iron pin, corner of Union Bleachery property, which pin is 73.8 feet at right angles from the center line of Old Buncombe Road; thence with the Union Bleachery line, the following courses and distances: N. 14-57 W. 112.1 feet to a concrete monument, N. 29-23 W. 194.4 feet to a pine, N. 3-37 W. 47.7 feet to a oak and N. 26-54 E. 22 feet to an iron pin in line of other property of the grantor; thence S. 63-53 E. 272.4 feet to the point of beginning. Subject, however, to a right-of-way easement of ingress and egress over the following described triangle situate at the northeast corner of the premises hereinabove described for the present and future development of Tippet Road. Beginning at an iron pin, corner of Keys property on the western side of Clarendon Avenue, and running thence with Clarendon Avenue S. 54-48 W. 40 feet to a point, thence N. 37-37 W. 79.3 ft. to a point, thence S. 63-53 E. 90.2 feet to the point of beginning.

It is understood and agreed that this conveyance is made subject to the following restrictions:

- 1. That the premises hereinabove described shall be used for residential purposes only.
2. No residence shall be erected thereon at a cost of less than \$15,000.00 based on current market prices of labor and building materials

This being the same property devised to the grantor under the Will of her husband, Ernest Eugene Moore, reference being made to Apartment 640, File 38 in the Office of the Probate Judge for Greenville County.

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 their 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 5th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-eight

Signed, Sealed and Delivered in the Presence of
[Signatures: J. H. Price, Jr., Mollie F. Wood]
Marion Louise Guest Moore (Seal)
Individually and as Executrix of the Estate of Ernest Eugene Moore (Seal)

State of South Carolina Greenville County

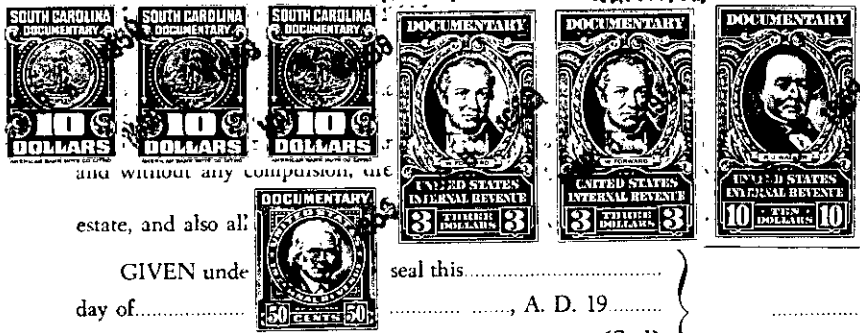
Personally appeared before me Mollie F. Wood

and made oath that She saw the within named grantor(s) Marion Louise Guest Moore, Individually and as Executrix of the Estate of Ernest Eugene Moore sign, seal and as her act and deed deliver the within written deed, and that she, with J. H. Price, Jr. witnessed the execution thereof.

Sworn to before me this 5th day of March, A. D. 1958
[Signature: J. H. Price, Jr.] Notary Public for South Carolina

REINQUICITION OF DOWER GRANTOR A WOMAN

Notary Public, do hereby certify



by me, did declare that she does freely, voluntarily, renounce, release, and forever relinquish unto Heirs and Assigns, all her interest and remises within mentioned and released.

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

Cancelled documentary stamps attached: S. C. \$... U. S. \$... 4:37 P. M. Recorded this 5th day of March 19 58, at 1 M., No. 5273

162-2-5.6