

TITLE OF REAL ESTATE Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

MAR 5 12 35 PM 1959

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by these Presents:

That Florrie V. Greer in the State aforesaid, in consideration of the sum of ONE THOUSAND AND NO/100 ---- (\$1,000.00)---- 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 Alvin Steading and Betty Jo Steading, their heirs and assigns forever,

All that certain piece, parcel or lot of land, situate on the Northwest side of an unnamed street, in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot 3 on a plat of the property of Mrs. B. E. Greer, made by C. F. Webb, February 27, 1959, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of a unnamed street, at the joint front corner of Lots 2 and 3, and running thence with the line of Lot 2, N. 30-35 W. 213 feet to pin in line of Thomason property; thence with the line of Thomason property, N. 48-05 E. 101.9 feet to pin at corner of Lot 4; thence with the line of Lot 4, S. 30-35 E. 233 feet to pin on first mentioned unnamed street; thence with the Northwest side of said street, S. 59-17 W. 100 feet to the point of beginning.

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

- 1. This property shall be used exclusively for residential purposes.
2. No house shall be constructed on said lot containing less than 1200 sq. ft. of floor space exclusive of garages or breeze-ways.
3. No house shall be constructed nearer the front line of said lot than 50 feet.



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 27th day of February in the year of our Lord One Thousand Nine Hundred and Fifty Nine.

Florrie V. Greer (Seal)

Signed, Sealed and Delivered in the Presence of Mable G. Lewis (Seal), J. L. Love (Seal), and other witnesses (Seal).

STATE OF SOUTH CAROLINA, Greenville County. Personally appeared before me Mable G. Lewis and made oath that she saw the within named grantor(s) Florrie V. Greer sign, seal and as her act and deed deliver the within written deed, and that she, with J. L. Love, witnessed the execution thereof. Sworn to before me this 27th day of February, A. D., 1959. Notary Public for South Carolina.

STATE OF SOUTH CAROLINA, Greenville County. RENUNCIATION OF DOWER. I, Notary Public, do hereby certify unto all whom it may concern, that Mrs. wife of the within named 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 Heirs and Assigns, all her interest and estate, and also 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... day of... A. D., 19... Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$...; U. S. \$... Recorded this 3rd day of March 1959, at 12:36 P.M., No. 22488

Handwritten signature or mark at the bottom of the page.