

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

AUG 17 8 12 AM 1959

Know All Men by These Presents:

That I, Juanita T. Watkins, also known as Juanita W. Gibson, in the State aforesaid, in consideration of the sum of Two thousand no/100 DOLLARS,

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

Virginia Simkins and L. W. Simkins, their heirs and assigns forever:

All that certain lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on the northwest side of the Watkins Bridge Road, sometimes referred to as the Duncan Bridge Road or S. C. Highway No. 133, containing one acre, more or less, according to survey made by Terry T. Dill, Surveyor, July 10, 1959, and having the following metes and bounds according to said survey and plat:

BEGINNING at an iron pin in center of the Watkins Bridge Road, at corner of tract this day conveyed to Anna M. Beaty, and running thence with Beaty line N. 53-25 W. 310.6 feet to iron pin; thence along line of the subdivision known as Oakland Terrace, S. 41-15 W. 174.7 feet to iron pin; thence S. 59-45 E. 325 feet to iron pin in center of Watkins Bridge Road; and thence with center of Watkins Bridge Road, N. 37-38 E. 138 feet to beginning corner.

The Grantor herein inherited an undivided one-half interest in the above described lot of land from her husband, Joe L. Watkins, and the other undivided one-half interest therein was conveyed to her by her son, Benjamin Furman Watkins, by deed dated February 12, 1959, and recorded in the R. M. C. Office for Greenville County in Book 630, page 127.

This conveyance is made subject to the following restrictions: Said property is to be used for residential purposes only; no dwelling shall be constructed thereon containing less than 1,500 square feet to floor area exclusive of open porches, breezeways or carports; and no building shall be erected nearer than 50 feet from the edge of the Watkins Bridgw Road.

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

Signed, Sealed and Delivered in the Presence of

*Benj. F. Watkins*

*Elizabeth E. Beaty*

*Juanita T. Watkins* (Seal)  
*Juanita W. Gibson* (Seal)

State of South Carolina

COUNTY OF Greenville

Personally appeared before me Banj. F. Watkins

and made oath that he saw the within named grantor(s) Juanita T. Watkins, also known as Juanita W. Gibson, written deed, and that he, with Elizabeth E. Beaty, sign, seal and as her act and deed deliver the within witnessed the execution thereof.

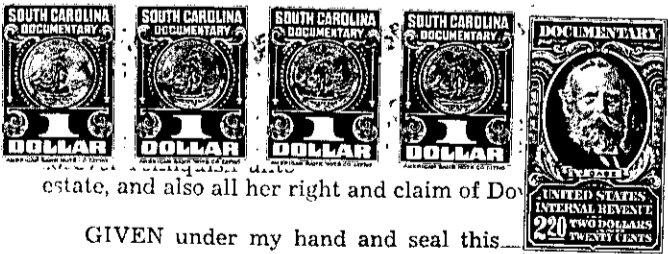
Sworn to before me this 20th day of July, A. D., 19 59  
*Elizabeth E. Beaty* (Seal)  
Notary Public for South Carolina

*Benj. F. Watkins*

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify



estate, and also all her right and claim of Do

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

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

Cancelled documentary stamps attached: S. C. \$; U. S. \$  
Recorded this 17th day of August 19 59, at 8:12 A. M., No. #5522

428-1-5.2 Out Of 428-1-5