

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

AUG 17 8:12 AM 1959

Know All Men by These Presents:

OLLIE WORTH

That I, Juanita T. Watkins, also known as Juanita W. Gibson, in the State aforesaid, in consideration of the sum of Four 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 Anna M. Beaty, her heirs and assigns forever:

All that certain tract 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 two acres, more or less, according to survey and plat made by Terry T. Dill, Surveyor, July 10, 1959, and having the following metes and bounds according to said plat:

BEGINNING at an iron pin in the center of the Watkins Brodge Road, at corner of other land of the Grantor, which pin is 865 feet from the center of the Duncan Road, and running thence with the Grantor's line N. 51-25 W. 291.5 feet to iron pin; thence along line of the subdivision known as Oakland Terrace, S. 41-15 W. 287.9 feet to iron pin; thence S. 53-25 E. 310.6 feet to iron pin in center of Watkins Bridge Road; and thence with center of Watkins Bridge Road N. 37-35 E. 277 feet to beginning corner.

The Grantor herein inherited an undivided one-half interest in the above described tract 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 of 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 Bridge 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

Personally appeared before me Banj. F. Watkins

COUNTY OF Greenville

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

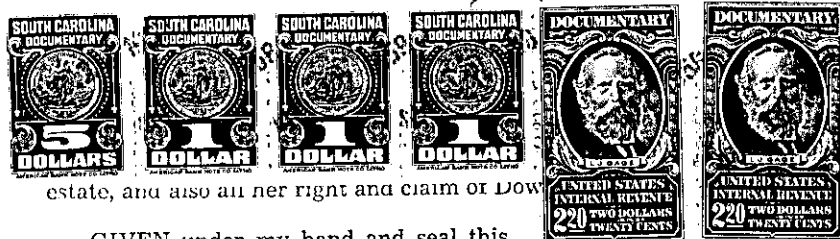
Sworn to before me this 20th day of July, A. D., 1959. Elizabeth E. Beaty (Seal) Notary Public for South Carolina

Benj. F. Watkins

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify



mined by me, did declare that she does freely, persons whomsoever, renounce, release, and Heirs and Assigns, all her interest and 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. \$; Recorded this 17th day of August 19 59, at 8:12 A. M., No. #5521

428-1-53 out of 428-1-5