

FILED



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 11 10 45 AM 1960

OLLIE R. RICHARDSON  
R.M.C. Men by These Presents:

That I, J. R. Richardson in consideration of the sum of Six Hundred Fifty and no/100 (\$650.00) in the State aforesaid, 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 Willie E. Foster, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina known and designated as lot No. 108 in a subdivision known as Hunters Acres near Simpsonville, S. C. according to a plat made by W. J. Riddle in May, 1952 and recorded in the R. M. C. Office for Greenville County in book "BB", page 41, reference to which is hereby craved for more complete description.

This is part of the property conveyed to me by J. R. Richardson, Trustee by deed dated October 10, 1952 and recorded in the R. M. C. Office for Greenville County in Deed Book 472, page 409.

This lot is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision:

- (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot.
- (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed.
- (3) The roof of said residence shall be of composition or asbestos material.
- (4) No outside toilets shall be permitted on said lot.
- (5) No hoes shall be maintained on said premises.
- (6) No residence shall be constructed nearer than 4 5 feet from the street line upon which said lot abutts.

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 25th day of April in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

*Opal Mowhead* (Seal)

*Jeff Riddle Jr* (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

State of South Carolina } Personally appeared before me *Mowhead*  
COUNTY OF GREENVILLE

and made oath that he saw the within named grantor(s) J. R. Richardson sign, seal and as his act and deed deliver the within written deed, and that he, with *Jeff Riddle Jr* witnessed the execution thereof.

Sworn to before me this 28 day of April, A. D., 19 60  
*Jeff Riddle Jr* (Seal)  
Notary Public for South Carolina

State of South Carolina } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE } I, *Jeff Riddle Jr* Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Maude B. Richardson wife of the within named J. R. Richardson 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 Willie E. Foster, his Heirs and Assigns, all her interest and estate, and also all 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 28 day of April, A. D., 19 60  
*Jeff Riddle Jr* (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_ A.  
Recorded this 11th day of May 19 60, at 10:45 M., No. #30855  
304-4-6