

State of South Carolina

Greenville COUNTY

FILED GREENVILLE CO. S. C.

OCT 30 3 48 PM 1961

That I, Woodrow R. Vaughn, do hereby All Men by These Presents:

in consideration of the sum of Seven Hundred and no cents 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 receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) Boyd H. Waddell and Lula Mae Waddell and their heirs and assigns forever:

All that certain parcel or lot of land situated near Fairview Baptist Church, about one miles west from the City of Greer, Chick Springs Township, Greenville County, State of South Carolina, and being Lot No. 15 on Plat No. 2 of the R.B. Vaughn Estate according to survey by H.S. Brockman, Registered Surveyor, dated July 12, 1956, recorded in Plat Book LL, page 31, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at a stake on the west side of hard surfaced road and on the south side of Vaughn Street, and running thence N. 83-30 W. 141 feet along the south side of said street; thence S. 6-30 W. 113.5 feet along the Waddell line to an iron pin; thence S. 77-21 E. 200.3 feet along Waddell and Morgan lots to an iron pin on the west side of a hard surfaced road; thence N. 15-28 W. 147.8 feet along said road to the beginning corner.

The within described property is subject to the following protective and restrictive covenants:

- 1. That the above property shall be used for residential purposes only.
2. That no dwelling or other building shall be placed or erected any closer than 40 feet to the street or road on which the property fronts.
3. That no dwelling shall be placed on the property which shall have any less than 950 square feet of floor space.

These covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years.

This is the same property conveyed to Woodrow R. Vaughn by Pessie V. Mitchell, as Executrix of the R.B. Vaughn Estate, by deed recorded in Deed Book 559, page 18, R.M.C. Office 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 30th day of September in the year of our Lord One Thousand Nine Hundred and Sixty - one.

Signed, Sealed and Delivered in the Presence of

Doris Carpenter
Ansel M. Hawkins

Woodrow R. Vaughn (Seal)



State of South Carolina

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Personally appeared before me Doris Carpenter and made oath that she saw the within named grantor(s) Woodrow R. Vaughn

deliver the within written deed, and that she, with Ansel M. Hawkins sign, seal and as his act and deed witnessed the execution thereof.

Sworn to before me this 30th day of September, A. D., 1961.

Ansel M. Hawkins (Seal) Notary Public for South Carolina

Doris Carpenter

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, Ansel M. Hawkins, a Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Ruby R. Vaughn wife of the within named Woodrow R. Vaughn 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 Boyd H. Waddell and Lula Mae Waddell and their 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 30th day of September, A. D., 1961.

Ansel M. Hawkins (Seal) Notary Public for South Carolina

Ruby R. Vaughn

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 3:48 P.M. #11068

Recorded this 30th day of October, 1961, at M. No.

T 16-2-64