

FILED

DEC 8 1961 A.M.

BOOK 688 PAGE 115

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }



KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

Mrs. F. M. Farnsworth

R. M. C.

in consideration of Six Hundred Seventy Five & NO/100 (\$675.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Dale C. Nelson, his heirs and assigns forever:

ALL that piece, parcel or lot of land in the State and County aforesaid, being known and designated as Lot No. 53, as shown on a Plat of Oxford Estates subdivision, recorded in the R. M. C. Office for Greenville County in Plat Book W, at Page 158, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Caroline Street, joint front corners of Lots Nos. 51 and 53 and running thence along the line of said lots, N. 14-12 E. 139.8 feet to iron pin rear corner of Lots Nos. 52 and 54; thence running with rear line of Lot 54, South East 88.3 feet to iron pin rear corner of Lot 55; thence running with line of Lot 55, S. 16-49 W. 137.1 feet to iron pin on Caroline Street; thence running with Caroline Street, N. 70-40 W. 58.2 feet to iron pin; thence running, N. 73-13 W. 21.8 feet to iron pin at point of beginning.

NO residence to cost less than Eight Thousand Five Hundred (\$8,500.00) Dollars shall be erected on said lots; no residence shall be erected on any lot unless said lot has fifty (50) feet, or more, frontage; no residence shall be built on any lot nearer than thirty (30) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lots other than lots fronting on Staunton Bridge Road.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay 1961 taxes.



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 27 day of November 19 61.

SIGNED, sealed and delivered in the presence of:

E. Earlene Watson (SEAL)
Annie Mae Merck (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27 day of November 19 61.

E. Earlene Watson (SEAL) Annie Mae Merck

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27 day of November 19 61.

E. Earlene Watson (SEAL) Audrey C. Fore

RECORDED this 8th day of December 19 61, at 9:30 A.M., No. 14473

160-252-1-85