

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



GREENVILLE CO. S. C.
Greenville, S. C.

DEC 31 1 41 PM 1963

OLLER NORTH
R. M. C.

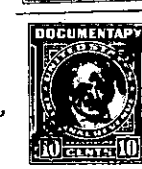


KNOW ALL MEN BY THESE PRESENTS, that We, Richard F. Watson, Jr. and Evelyn P. Watson

in consideration of Eight Thousand, Three Hundred and No/100 ----- 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 Harriet Cleveland Dobbins, Gertrude Cleveland McCain and Alice Cleveland Richardson, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, on the northern side of Pelham Road, being known and designated as Lot 4 of a subdivision of the grantors' property on Pelham Road and having, according to a plat entitled "Property of Harriet Cleveland Dobbins, Gertrude Cleveland McCain and Alice Cleveland Richardson" prepared by Piedmont Engineers and Architects, September 30, 1963, the following metes and bounds, to-wit:



"BEGINNING at an iron pin on the northern edge of Pelham Road at the joint front corner of Lots 3 and 4, which pin is 1,040 feet measuring along the northern edge of Pelham Road, from the southeast corner of a lot belonging to Hungerford and running thence along the joint lines of Lots 3 and 4, N. 2-10 E. 440.0 feet to an iron pin on the line of other property belonging to the grantors; thence along the line of that property, S. 86-08 E. 300.0 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence along the joint line of said lots, S. 11-08 W. 453.8 feet to an iron pin on the northern edge of Pelham Road; thence along the northern edge of Pelham Road, N. 80-39 W. 115.0 feet to an iron pin; thence continuing along the northern edge of Pelham Road, N. 86-28 W. 115.0 feet to the beginning corner.

This conveyance is subject to restrictions and protective covenants which are recorded in the R. M. C. Office for Greenville County in Deed Vol. 690 at Page 531, and is also subject to the following additional restrictions: (1) No building shall be located nearer than 100 feet to the front street line, and no building shall be located nearer than 25 feet to any side or rear lot lines; (2) No dwelling shall be erected on the above described property with the ground floor area of the main structure, exclusive of one-story open porches, breezeways, garages or carports, less than 2,000 square feet in one-story dwellings nor less than 1,500 square feet for a dwelling of more than one story.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 31st day of December 19 63.

SIGNED, sealed and delivered in the presence of:

Richard F. Watson, Jr. (SEAL)
Richard F. Watson, Jr.
Evelyn P. Watson (SEAL)
Evelyn P. Watson

(SEAL)

Carolyn G. Abbott
Joseph H. Paul, Jr.

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 31st day of December 19 63.

Joseph H. Paul, Jr. (SEAL)
Notary Public for South Carolina.

Carolyn G. Abbott

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

31st day of December 19 63.
Joseph H. Paul, Jr. (SEAL)
Notary Public for South Carolina.

Lee H. Watson
Lee H. Watson

543-3-1-7.6 → 2.67 AC
OUT OF 543-3-1-7