

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



FILED
GREENVILLE CO. S. C.

BOOK 763 PAGE 191

DEC 10 4 59 PM 1964



OLLIE T. HOPKINS
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Charles M. Payne

in consideration of Fourteen-Thousand-Six-Hundred-and-Fifty ----- (\$14,650.00) 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
Lon S. Alexander, his heirs and assigns forever

All the certain Piece, parcel or lot of land with the building and improvements thereon,
lying and being at the northeasterly corner of the intersection of Rocky Slope Road and
Rocking Chair Road (formerly Rockingham Road), in the City of Greenville, South Carolina
and having according to a plat entitled Section A portion of the property of Elsie F. Hayes,
made by Dalton & Neves, July, 1956, the following metes and bounds, to wit:

BEGINNING at an iron pin at the northeasterly corner of the intersection of Rocky Slope Road
and Rocking Chair Road, and running thence along the northerly side of Rocking Chair Road
N 65-47 E, 190 feet to an iron pin; thence N 17-50 W, 100 feet to an iron pin, joint rear corner
of lots 1 and 2; thence along the common line of said lots S 65-43 W, 213.4 feet to an iron pin
on the easterly side of Rocky Slope Road; S 31-19 E, 100 feet to an iron pin, the point of
beginning, being designated as lot number 1 on the aforementioned plat.

This is the identical property conveyed to the Grantor herein on July 24, 1961 by deed recorded
in the Greenville County R.M.C. Office in Deed Book 678, page 365.

This conveyance is made subject to utility rights of way and easements of record in the RMC
Office for Greenville, County, South Carolina.

This conveyance is made subject to the following restrictions:

1. No building shall be erected nearer than 40 feet to the front lot line, nor nearer than 10 feet to the side line running along Rocking Chair Road.
2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed 2 1/2 stories in height and a private garage for not more than two cars.
3. No dwelling shall be permitted on any lot with a ground floor area of the main structure, excluding open porches and garages or carports, of less than 1400 square feet for a one story dwelling, and no less than 1,000 square feet for a dwelling of more than one story, No dwelling shall be erected on any lot costing less than \$14,000.00. (see reverse side)

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 10th day of December 1964 .

SIGNED, sealed and delivered in the presence of:

Charles M. Payne (SEAL)

Allen L. Davis (SEAL)

Joe Robert Hooper (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 10th day of December 1964 .

Joe Robert Hooper (SEAL)
Notary Public for South Carolina.

Allen L. Davis

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 10th day of December 1964.
Joe Robert Hooper (SEAL)
Notary Public for South Carolina.

Mrs. Laura Payne

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

(Continued on next page)

599-262-1-804