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Law, E. Coffee Street, Gre...

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Warren P. Jenkins and Margaret W. Jenkins

in consideration of THREE THOUSAND EIGHT HUNDRED FIFTY and NO/100 (\$3,850.00)----- 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 F. Towers Rice and Claire F. Rice, their heirs or assigns forever:

ALL that piece, parcel or lot of land situate, lying and being on the northeastern side of Riverside Drive in the City of Greenville, County of Greenville, State of South Carolina, being a part of an undeveloped area as shown on a plat of MARSHALL FOREST prepared by Dalton & Neves, October 2, 1928, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book H at Pages 133 and 134 and having the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Riverside Drive which iron pin is located at property conveyed to the Fourth Presbyterian Church by deed recorded in the RMC Office for Greenville County in Deed Book 468 at Page 189 (which pin is also where the joint line of Lots Nos. 28 and 29 of MARSHALL FOREST would intersect with the eastern side of Riverside Drive if said line were extended), and running thence line of said Church N. 50-53 E. 330 feet, more or less, to the center of Reedy River; thence in a southeastern direction following the center of Reedy River 100 feet, more or less, to a point; thence on a line S. 50-53 W. 250 feet, more or less, to the eastern side of Riverside Drive (said line being parallel to and at all times 100 feet from the property line of said Church mentioned above); thence with the northeastern side of Riverside Drive to the point of beginning. Being the same property conveyed to the grantors herein by deed recorded in the RMC Office for Greenville County in Deed Book 581 at Page 469.

This conveyance is made subject to the restrictions imposed upon the lots in MARSHALL FOREST recorded in the RMC Office for Greenville County in Deed Book 238 at Page 289 (except that the restrictions regarding the building set-back line shall not apply) and to the further restrictions that no public road shall be located or permitted upon said property and that no dwelling shall be erected upon said premises costing less than \$12,500.00.

This deed is to replace a deed previously executed by the grantors herein to Chester Reece, which deed has been misplaced. The said Chester Reece has given any interest which he may have in this property to the grantees herein.

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 23rd day of February 1966

SIGNED, sealed and delivered in the presence of:

Margaret W. Jenkins
Warren P. Jenkins

Warren P. Jenkins (SEAL)
Margaret W. Jenkins (SEAL)

(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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of February 1966

Warren P. Jenkins (SEAL)
Notary Public for South Carolina
My Commission Expires: _____

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 23rd day of February 1966

Margaret W. Jenkins (SEAL)
Notary Public for South Carolina
My Commission Expires: _____
RECORDED this 2nd day of March 1966 11:19 A. M., No. 25216

579-210-4-26