

State of South Carolina
GREENVILLE COUNTY

OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE

Know All Men by These Presents:

That John W. Peden and Mary Jane Peden, hereafter referred to as Grantor, in consideration of the sum of ONE THOUSAND, NINE HUNDRED, FIFTY AND NO/100 (\$1,950.00) DOLLARS, paid to Grantor by Edgar Brown, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, South Carolina, being shown as Lot No. 1 on a plat of property of John W. Peden prepared by Robert Jordan, RLS, dated November 21, 1967, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Dillard Drive at the joint intersection on said Dillard Drive of Lots No. 1 and 2 and running thence along the line of Lot No. 2 S. 64-55 W. 209.5 feet to an iron pin at the joint intersection of Lots No. 1, 2, and 3; thence turning and running along the joint line of Lots No. 1 and 3 N. 25-09 W. 184 feet to an iron pin at corner with property now or formerly of Styles; thence turning and running N. 68-08 E. 219.8 feet to an iron pin on the edge of Dillard Drive; thence turning and running S. 21-57 E. 171.5 feet to the point of beginning.

single family dwelling
The property herein conveyed is subject to the restriction that it shall be used for residential purposes only and no dwelling shall be built thereon having less than 1,200 square feet of heated living space.

This is a portion of the property conveyed by Lillian O. Cooper to John W. Peden and Mary Jane Peden by deed dated May 31, 1963, and recorded in the office of the R. M. C. for Greenville County, South Carolina, in Deed Book 724, at page 21.



County Stamp Paid \$2.20
See Act No. 300 Section 1

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 16th day of December, 1968.

Signed, Sealed and Delivered in the Presence of

John W. Peden
Mary Jane Peden
Grantor

John W. Peden (Seal)
Mary Jane Peden (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 16th day of December, 1968.
John W. Peden (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1971.

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary Jane Peden, wife of the within named Grantor 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 Grantor and Grantee's Heirs/Successors 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 above described.

GIVEN under my hand and seal this 16th day of December, 1968.
John W. Peden (Seal)
Notary Public for South Carolina

My Commission expires January 1, 1971.

Recorded this 19 day of December, 1968, at 9:51 A.M., No. 14894

0.88
1-2-25.11
535.1-2-25.3