

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
JAN 5 1969
KNOW ALL MEN BY THESE PRESENTS, that

Stamps Paid 55¢
See Act No.360 Section 1

BOOK 859 PAGE 490



I, M. W. Fore,

in consideration of - - Four Hundred Eighty-five and No/100 (\$485.00) - - - - - 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

Travis G. Sizemore and Mary Ann N. Sizemore, their 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. 38 of a subdivision known as Monticello Estates, as shown by a Plat thereof, by Woodward Engineering Co., dated March 1956, and recorded in the R.M.C. Office for Greenville County in Plat Book EE, at Page 169, and having according to said Plat the following description, to-wit:

Lot 38, N. Monticello Road, Monticello Estates:

BEGINNING on North Monticello Road at an iron pin at joint front corners of Lots 37 and 38 and running thence 65 feet with the line of said Road to an iron pin; continuing thence 27.8 feet with the curve of road at intersection of North Monticello Road and West Monticello Road to an iron pin; running thence 162.4 feet with the line of W. Monticello Road to an iron pin at joint corners of lots 38 and 39; running thence 56.3 feet with the side line of lot 39 to an iron pin at joint rear corners of lots 37, 38 and side line of lot 39; running thence 180 feet with the side line of lot 37 to the iron pin at joint front corners of lots 37 and 38 on N. Monticello Road, the point of beginning.

NO residence to cost less than \$5,000.00 shall be erected on any lot; no residence shall be erected on lots nearer than 40 feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks.

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

GRANTEE to pay taxes for year 1969.

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 6th. day of January 19 69.

SIGNED, sealed and delivered in the presence of:

Richard B. Borch (SEAL)
Martha Pace Ponce (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign 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 6th. day of January 1969.

Richard B. Borch (SEAL) Martha Pace Ponce

Notary Public for South Carolina. My Commission Expires 1/1/1970

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }

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 6th. day of January 19 69.

Richard B. Borch (SEAL) Aubrey C. Jone

Notary Public for South Carolina. My comm. expires Jan. 1, 1970. Jan. 19 69 at 9:00 A.M., No 16139

RECORDED this 8 day of Jan. 19 69 at 9:00 A.M., No 16139

95-617.3-4-22