

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 31 5 55 PM 1969
J. H. WORTH
R. M. C.

County Stamps Paid \$ 2.75
See Act No. 380 Section 1



KNOW ALL MEN BY THESE PRESENTS, that we, Clyde L. Foster and Gladys B. Foster

in consideration of TWO THOUSAND, FOUR 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

DONALD E. DAVIDSON and JO ANN N. DAVIDSON, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land with improvements thereon situate, lying and being at the Southeastern corner of the intersection of Forest Circle and Crane Avenue, near Monaghan Mills in the County of Greenville, State of South Carolina and being known and designated as LOT No. 71 as shown on plat entitled "Portion of Development No. 1, Victor-Monaghan Company near Greenville, S. C." made by Piedmont Engineering Service, August 1955 and recorded in the RMC Office for Greenville County in Plat Book JJ, at page 15 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southern side of Forest Circle at the joint front corner of Lots 70 and 71 and running thence with the common line of said two lots, South 30-06 East 140 feet to an iron pin, corner of Lot No. 72; thence with line of said Lot 72, South 56-22 West 145.4 feet to an iron pin on the Eastern side of Crane Avenue; thence with the Eastern side of Crane Avenue, North 29-20 West 125 feet to an iron pin; thence along a curved line, the chord of which is: North 17-47 East 37.1 feet to an iron pin on the Southern side of Forest Circle; thence with the Southern side of Forest Circle, North 59-54 East 105 feet to an iron pin, the point of beginning.

The restrictive covenants imposed on all lots as shown on a plat of property of Victor-Monaghan Company Development No. 1 made by R. E. Dalton, Engr. October 1941, which covenants are recorded in Deed Book 243, page 146, RMC Office for Greenville County shall apply to all numbered lots as shown on the plat of a portion of Development No. 1 Victor-Monaghan Co. dated August 1955 and recorded in Plat Book JJ, at page 15, with the following changes and additions:

(1) Paragraph (1) of said covenants shall be deleted and the following substituted therefor: All numbered lots shall be known and described as residential lots and no lot shall be used for any purpose other than for a single family residence of not more than 2½ stories in height and a private garage for not more than three cars. Garages shall be attached to residences or located to the rear thereof and not in front of the residence or to the side.

(2) Paragraph (4) of said covenants shall be deleted and the following substituted therefor: No residence shall contain less than 900 square feet of floor area on the ground floor of the main structure, exclusive of one story open porches and garages, shall be erected on any lot.

(3) Paragraph (7) of said covenants shall be deleted and the following substituted therefor: No building shall be located nearer to the front line of (see back page) 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 30 day of January 19 69

SIGNED, sealed and delivered in the presence of:
Hubert E. Nolin (SEAL)
Gladys B. Foster (SEAL)
Gladys B. Foster (SEAL)
Gladys B. Foster (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 30 day of January 19 69
Hubert E. Nolin (SEAL)
Lisraeline Helch

Notary Public for South Carolina.
My commission expires July 14, 1977

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 30th day of January 19 69
Hubert E. Nolin (SEAL)
Gladys B. Foster

Notary Public for South Carolina.
My commission expires July 14, 1977

RECORDED this day of 19 at M., No.

-235-134-9-4