

AUG 1 3 37 PM '69

TITLE TO REAL ESTATE-Offices of HILL AND JAMES B. SWORTH at Law, 100 Williams St. Greenville, S. C. R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Ernestine Massey -----

in consideration of Two Thousand Five Hundred and No/100 (\$2,500.00) ----- 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 Gerald S. Tripp, his heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being on the southern side of Maxey Avenue near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 17 of a subdivision of property of Ernestine Massey and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Maxey Avenue at the joint corner of Lots Nos. 16 and 17, and running thence with the joint line of said Lots S. 14-41 E. 248.75 feet to an iron pin on a creek, running thence with the Creek as a line N. 69-24 E. 120 feet to an iron pin, running thence N. 19-06 W. 237.5 feet to an iron pin on the southern side of Maxey Avenue, running thence with the southern side of said Street S. 74-59 W. 100.5 feet to an iron pin, point of beginning.

This property is conveyed subject to restrictions, and rights of way or easements, if any, of record. The following restrictions are imposed on the above property.

1. Property to be used for single family dwelling only.
2. All dwellings to be at least 1500 square feet of floor space.
3. No trailer or mobile home to be placed on said property.



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

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 31<sup>st</sup> day of July ----- 1969.

SIGNED, sealed and delivered in the presence of:

Francis K. Bagwell  
W. Ben Georgian

Ernestine V. Massey (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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 31<sup>st</sup> day of July ----- 1969

Andrew L. Stone (SEAL)  
Notary Public for South Carolina.

Francis K. Bagwell

My Commission Expires: January 1, 1970.

STATE OF SOUTH CAROLINA }  
COUNTY OF \_\_\_\_\_ }

RENUNCIATION OF DOWER

NOT NECESSARY

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

\_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

Notary Public for South Carolina.

RECORDED this 1<sup>st</sup> day of August 1969 at 3:37 P. M. No. 2691

243-3-11.3 (C.6774)  
-164-OUT OF 243-3-11