

STATE OF SOUTH CAROLINA
COUNTY OF

Plat of New Dunham Bridge Rd Greenville SC
S.C. Book 1151 Page 710
PH '81

KNOW ALL MEN BY THESE PRESENTS, that Marion T. Hammond

in consideration of one and on/100---(\$1) 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

Ruby H. Hammond, his heirs and assigns forever,

All that certain lot of land, situate at the Northeast corner of the intersection of New Dunham Bridge Road and Eberhardt Court, in Greenville Township, Greenville County, State of South Carolina, being shown and designated as Lot 1 on a plat of Eberhardt Court made by C. C. Jones in November, 1964 to be recorded in the R. M. C. Office for Greenville County, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Southeast side of New Dunham Bridge Road at the corner of Lot 1 and running thence S. 74-04 E. 160 feet to a pin at the corner of Lot 2; thence with the line of Lot 2, S. 15-56 W. 125 feet to a pin on Eberhardt Court; thence with Eberhardt Court, N. 74-04 W. 144 feet to a pin; thence with the curve of the intersection of Eberhardt Court and New Dunham Bridge Road, the chords of which are N. 29-04 W. 28.3 feet to a pin on New Dunham Bridge Road; thence with said road N. 15-56 E. 105 feet to the point of Beginning.

14 (164) 242.2-2-8.2

It is understood that this conveyance is made subject to the following restrictions:

- 1. This lot shall be used exclusively for residential purposes.
- 2. No dwelling shall be erected thereon to contain less than 1300 sq. feet of floor space, exclusive of breezeways and porches.
- 3. The setback lines as shown on said plat shall be strictly observed.

This being the same property conveyed to the Grantor herein Marion T. Hammond, by deed of G. D. Eberhardt dated March 25, 1966 and recorded in the R. M. C. Office for Greenville County in Deed Book 794 Page at 565.

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 *13* day of *July*, 19 *81*
Marion T. Hammond (SEAL)

SIGNED, sealed and delivered in the presence of:
Thomas M. Hoel (SEAL)
Paula McCall (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF }
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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.
SWORN to before me this *13th* day of *July*, 19 *81*
Paula A. McCall (SEAL) *Thomas M. Hoel*
Notary Public for South Carolina.
My commission expires *7-2-91*

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF }
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 singular the premises within mentioned and released.
GIVEN under my hand and seal this _____ day of _____ 19 _____

(SEAL)
Notary Public for South Carolina.
My commission expires _____

RECORDED on **JUL 15 1981** at *12:35* P. M., No. _____

