## STATE OF SOUTH CAROLINA

**GREENVILLE COUNTY** 









## Know All Men by These Presents:

That I, J. A. Carson in consideration of the sum of One Thousand, Eight Hundred, Seventy-Five and no/100 DOLLARS,

in the State aforesaid,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Harry W. Fowler, his heirs and assigns forever

All that certain piece, parcel or tract of land, situate, lying and being in the City and County of Greenville, State of South Carolina, being known and designated as Lot No. 45, Block C, according to a plat of University Heights, plat made by Piedmont Engineering Service, January, 1949 and is recorded in the R. M. C. Office for Greenville County in Plat Book "Y", at page 53, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwest corner of Lot No. 45, the joint corner of Lots Nos. 45 and 46, which lies 200 feet from the intersection of Batesview Drive and Carmel Street and running thence N. 56-13 E. 242 feet to an iron pin at the joint corner of Lots Nos. 45 and 46; thence in a northwesterly direction 100 feet to an iron pin which is the joint corner of Lots Nos. 44 and 45; thence S. 56-13 W. 245 feet to an iron pin which is the joint corner of Lots Nos. 45 and 44; thence S. 33-35 E. 100 feet to the beginning corner.

This property is subject to the following restrictions: (a) The property shall be used for residential purposes only; (b) No house shall be constructed on the premises at a cost of less than \$10,000.00; (c) The lot described above is not to be recut or resubdivided in any manner that will allow the construction of more than one house, on said lot; (d) Any construction on the lot shall be set back a distance of 50 feet from the front line.

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(s) hereinabove named, Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

and seal

of our Lord One Thousand Nine Hundred and Fifty-One.

Witness the grantor's(s') hand

Signed, Sealed and Delivered in the Presence of Token C. Ma

State of South Carolina, Greenville County

Personally appeared before me Marjorie W. Hall

and made oath that S he saw the within named grantor(s)

J. A. Carson

written deed, and that 3 he, with

sign, seal and as Fletcher C. Mann

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 5th day of July \_\_\_\_, A. D. 19\_<u>51</u> letchen C. Man Notary Public for South Carolina

State of South Carolina,

RENUNCIATION OF DOWER

Greenville County

Fletcher C. Mann

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Agnes H. Carson

wife of the within named J. A. Carson

did this day appear before me, and upon being privately and separately examined by me, did declare that she does freely, volintarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever relinquish unto Harry W. Fowler, his Heirs 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 within mentioned and released.

GIVEN under my hand and seal this 5th day of July , A. D. 19\_51\_ - Fatcher & Man (Seal) Notary Public for South Carolina

Ignes H. Garson

Cancelled documentary stamps attached: S. C. \$\_\_\_\_\_; U. S. \$\_\_\_\_\_; Recorded this 5th, day of July 1951