

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Book 13 Page 46

Know All Men by These Presents:

That Frances B. Traynham, in the State aforesaid, in consideration of the sum of Ten (\$10.00) and no/100 DOLLARS, and other valuable consideration,

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 Charles A. Rice and Jessie Mae Rice, their heirs and assigns,

All those certain pieces, parcels or lots of land situate, lying and being in the County and State aforesaid, on the North side of Augusta Road, and known as Lots #2 and 3 on a plat recorded in the R. M. C. Office of Greenville County in Plat Book "F" at page 220, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Serrine Drive and the East side of Augusta Road, and running thence with said Serrine Drive N. 64-30 E. 199.1 feet to an iron pin, common corners of Lots #3 and 4, thence following the dividing line of Lot #4 with the rear line of Lots #2 and 3, S. 23-50 E. 208.2 feet to an iron pin, common corners of Lots # 1 and 2; thence S. 63-33 W. 211.4 feet to an iron pin on the East side of Augusta Road; thence N. 17-32 W. 111.4 feet to an iron pin on inside of Augusta Road; thence N. 23-32 W. 106.6 feet to the beginning corner, being all of Lots #2 and 3 according to the plat hereinabove described.

It is understood and agreed that the foregoing described property is restricted to use and improvements for residential purposes only, and that this is and shall be a covenant to run with the said premises.

This being the same property conveyed to the grantor herein by The South Carolina National Bank of Charleston by deed dated August 30, 1944, recorded in the R. M. C. Office of Greenville County in Deed Book 266 at page 441.

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, and their 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.

Witness the grantor's(s) hand and seal this 6th day of March in the year of our Lord One Thousand Nine Hundred and fifty.

Signed, Sealed and Delivered in the Presence of

*William A. Bouton*

*Frances B. Traynham* (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

State of South Carolina, Greenville County

Personally appeared before me J. A. Traynham

and made oath that he saw the within named grantor(s) Frances B. Traynham sign, seal and as her act and deed deliver the within written deed, and that he, with William I. Bouton witnessed the execution thereof.

Sworn to before me this 6th day of March, A. D. 19 50. *William A. Bouton* (Seal)  
Notary Public for South Carolina

*J. A. Traynham*

RENUNCIATION OF DOWER GRANTOR - WOMAN. she does freely, vol- ase, and forever re- interest and estate, and released.

Notary Public,

Right and claim under my hand and seal this \_\_\_\_\_, A. D. 19 \_\_\_\_\_ (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_  
Recorded this 6th day of March 19 50 at 11:00 A. M., No. 5533

208-2-1#2