

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY



Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid,
in consideration of the sum of Sixteen Hundred and No/100- - - - - (\$1600.00) DOLLARS,

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 J. E. Broadnax, his Heirs and Assigns forever,

All those two certain lots of land in Chick Springs Township, Greenville County, State of South Carolina, on the Northwestern side of Mabel Avenue, being shown as Lots Nos. 251 and 252 on Plat of the property of Robert J. Edwards, made by Dalton and Neves in May 1951, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwestern side of Mabel Avenue at the joint front corner of Lots Nos. 250 and 251, and running thence with the line of Lot No. 250, N. 47 W. 200 feet to an iron pin at the rear corner of Lot No. 206; thence with the rear line of Lots Nos. 206 and 205, S. 43 W. 200 feet to an iron pin at the rear corner of Lot No. 253; thence with the line of Lot No. 253, S. 47 E. 200 feet to an iron pin on Mabel Avenue; thence with the Northwestern side of Mabel Avenue, 200 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions, which are expressly made a part of the consideration thereof, and that the same are for the benefit of the Grantor, grantee and all other persons owning lots shown on said plat above mentioned:

- (1) Said lots shall be used exclusively for residential purposes.
- (2) No dwelling shall be erected on either of said lots containing less than 1200 square feet of floor space, exclusive of porches.
- (3) No temporary buildings shall be used for residential purposes, nor shall any garage apartments be constructed on either of said lots.
- (4) The outer or exterior walls of any residential dwelling shall be of material other than concrete blocks.

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 his Heirs and Assigns forever.

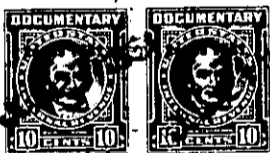
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs 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 15 day of July in the year of our Lord One Thousand Nine Hundred and Fifty-one.

Robert J. Edwards (Seal)

Signed, Sealed and Delivered in the Presence of

Ena W. King
J. L. Love



STATE OF SOUTH CAROLINA,
Greenville County

Personally appeared before me ~~Ena W. King~~ Ena W. King

and made oath that she saw the within named grantor(s) Robert J. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 15 day of July, A. D. 1951.

J. L. Love (Seal)
Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA,
Greenville County

RENUNCIATION OF DOWER

I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J. E. Broadnax, his Heirs and Assigns, all her interest and estate, and also 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 15 day of July, A. D. 1951.

J. L. Love (Seal)
Notary Public for South Carolina

Pearl M. Edwards

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 21st day of July 1951, at 11:00 A. M., No. 16965