

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Know All Men by These Presents:

That I, Robert W. Wells, in the State aforesaid,  
in consideration of the sum of Five Hundred (\$500.00) ----- 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

HERBERT D. DUCKETT

All that tract of land in Gantt Township, Greenville County, State of South Carolina, situate just east of the Augusta Road, and being shown and designated as Tract No. 3, containing 1 acre, on plat of Robert W. Wells, made by Piedmont Engineering Service, February 23, 1951, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin, joint front corner of tracts 2 and 3 on a driveway and running thence with line of Tract 2, N. 13-06 E. 300 feet to an iron pin; thence N. 81-03 W. 152.8 feet to an iron pin; thence S. 13-06 W. 300 feet to an iron pin on driveway; thence with said driveway, S. 81-03 E. 152.8 feet to the point of beginning.

Together with an easement and right-of-way for the purpose of egress and ingress to and from the above described property in and over that road leading across the property of Lucile B. Knox from the tract hereinabove described to the Augusta Road.

Being a portion of the property conveyed to the grantor by W. W. Jordan by deed recorded in the R. M. C. Office, Greenville County, in Volume 405 at Page 379.

This conveyance is made subject to the following restrictive covenant, which is to run with the land: Not more than one (1) residential building shall be placed upon this tract, notwithstanding that the same may be hereinafter sub-divided.

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 26th day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Two.

Signed, Sealed and Delivered in the Presence of

*Robert W. Wells* (Seal)

*Eleanore Guzick* (Seal)

*Sidney L. Jay* (Seal)



State of South Carolina,  
Greenville County

Personally appeared before me Eleanore Guzick,

and made oath that s he saw the within named grantor(s) Robert W. Wells sign, seal and as his act and deed deliver the within written deed, and that s he, with Sidney L. Jay witnessed the execution thereof.

Sworn to before me this 26th day of March, A. D. 19 52.

*Eleanore Guzick* (Seal)

*Sidney L. Jay* (Seal)  
Notary Public for South Carolina

State of South Carolina,  
Greenville County

RENUNCIATION OF DOWER

I, Sidney L. Jay, Notary Public ~~Notary Public~~ do hereby certify

unto all whom it may concern, that Mrs. Frances K. Wells wife of the within named Robert W. Wells 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 Herbert D. Duckett, 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 26th day of March, A. D. 19 52.

*Frances K. Wells* (Seal)

*Sidney L. Jay* (Seal)  
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ \_\_\_\_\_; U. S. \$ \_\_\_\_\_ 56 P.  
Recorded this 26th day of March 19 52 at 4: M. No. 7222