

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

APR 10 11 03 AM 1952

Know All Men by These Presents:

That I, Robert J. Edwards, as Committee for James M. Edwards in the State aforesaid, in consideration of the sum of Forty-Six Hundred Fifty and No/100 (\$4650.00) - - - 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 G. R. Kay and Margaret H. Kay, their heirs and assigns forever:

All those lots of land in Greenville County, State of South Carolina, being shown as lots Nos. 2, 3 and 4 on plat of the property of James M. Edwards, made by Dalton & Neves in February 1952, and when described as a whole have the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Super Highway No. 29, said pin being at the joint front corner of lots Nos. 4 and 5 and 75 feet westerly from the corner of Dixie Home Stores property, and running thence with the Northwest side of Super Highway No. 29, S. 43 W. 300 feet to an iron pin, corner of lot No. 1; thence with line of lot No. 1, N. 47 W. 250 feet to an iron pin in line of other property of James M. Edwards; thence with line of said property, N. 43 E. 300 feet to an iron pin at rear corner of lot No. 5; thence with line of lot No. 5, S. 47 E. 250 feet to the point of beginning.

Grantees are to pay 1952 taxes.

This conveyance is made subject to the following restrictions:

- 1. Said property shall be used for residential purposes only.
2. Said property shall have no filling station, tourist camp, trailer camp or public dance hall constructed thereon.
3. No dwelling shall be erected upon said lots less than 100 feet from right-of-way of Highway No. 29.
4. No dwelling shall be erected on any lot containing less than 1200 square feet, exclusive of porches.
5. No residences other than single family dwellings shall be constructed thereon, and shall be built of materials other than concrete block. No garage apartments of any nature shall be constructed upon either of said lots.

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 5th day of April in the year of our Lord One Thousand Nine Hundred and Fiftv-Two

Signed, Sealed and Delivered in the Presence of

Ena W. King
J. L. Love

Robert J. Edwards (Seal)
as Committee for James M. Edwards
(Seal)
(Seal)
(Seal)
(Seal)

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

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

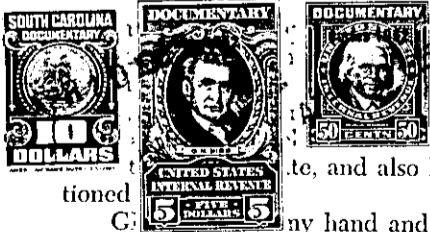
Sworn to before me this 5th day of April, A. D. 19 52. J. L. Love (Seal) Notary Public for South Carolina

Ena W. King

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

I, Notary Public, do hereby certify



at Mrs. and upon being privately and separately examined by me, did declare that she does any compulsion, dread or fear of any person or persons whomsoever, renounce, Heirs and Assigns, all te, and also her right and claim of Dower of, in or to all and singular the premises within mentioned.

G: ny hand and seal this day of A. D. 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 10th. day of April 19 52, at 11:03 A. M., No. 8419

P15.4-1-2.1 (OUT OF P15.4-1-2)