

TITLE TO REAL ESTATE-Hutson & Drake, Attorneys at Law, Allen Bldg., Greenville, S. C.

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That we, ESTES HOWELL And EVA C. HOWELL in the State aforesaid, in consideration of the sum of One Dollar, Love and Affection - - - - - 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

ESTES B. HOWELL, JR., HIS HEIRS AND ASSIGNS,

ALL that certain lot of land in Chick Springs Township, Greenville County, State of South Carolina, situate on the Southeast side of U. S. Super Highway No.29, being shown as the major portion of Lot No.26 on Plat of James M. Edwards, March 1949, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of U. S. Super Highway No. 29 at the joint front corner of Lots Nos. 26 and 25, and running thence with line of Lot No. 25, S.47 E. 325 feet to an iron pin; thence N.43 E. 100 feet to an iron pin on the Southwest side of a road; thence with the Southwest side of said road, N.48-42 W. 326 feet to an iron pin on right-of-way of U. S. Super Highway No.29; thence with the Southeastern side of said right-of-way, S.43 W. 90 feet to the point of beginning. (The strip of 1.7 feet from the Northeastern side of said Lot has been added to the street so as to make the same 37.7 feet wide.)

Said Deed of conveyance shall contain the following restrictions:

- 1. Said property shall be used for residential purposes only.
- 2. No filling station, tourist camp, trailer camp or public dance hall shall be constructed on said property.
- 3. No dwelling shall be erected upon said lot that shall costs less than \$10,000.00, (but this restriction shall not apply to servant's quarters erected on the rear of said lot), nor less than 100 feet from right-of-way of U. S. Highway No.29.

Grantee to pay 1953 taxes.

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 August in the year of our Lord One Thousand Nine Hundred and Fifty-three.

Signed, Sealed and Delivered in the Presence of

Ralph W. Drake
L. A. Hutson, Jr.

Estes Howell (Seal)
Eva C. Howell (Seal)

State of South Carolina, Greenville County

Personally appeared before me Ralph W. Drake

and made oath that he saw the within named grantor(s) Estes Howell and Eva C. Howell sign, seal and as their act and deed deliver the within written deed, and that he, with L. A. Hutson, Jr. witnessed the execution thereof.

Sworn to before me this 26th day of August, A. D. 1953.

Lucius A. Hutson, Jr. (Seal)
Notary Public for South Carolina

Ralph W. Drake

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Lucius A. Hutson, Jr.

Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Eva C. Howell wife of the within named Estes Howell 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 Estes B. Howell, Jr., 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 August, A. D. 1953.

Lucius A. Hutson, Jr. (Seal)
Notary Public for South Carolina

Eva C. Howell

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 28th day of August 1953 at 12:39 P.M., No. 19191

P15.9-1-20