

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



Know All Men by These Presents: That we, William Mauldin Edwards, individually and as Executor of the Estate of William S. Edwards and Robert Watson Edwards, Elizabeth Edwards Dempsey, Dorothy Edwards Cunningham in the State aforesaid, and Joseph Vardry Edwards, in consideration of the sum of NINETEEN HUNDRED (\$1,900.00) - - - - - 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 C. T. CHARPING, AND RESSIE H. CHARPING, THEIR HEIRS AND ASSIGNS FOREVER:

All those two certain pieces, parcels or lots of land in Chick Springs Township, Greenville County, State of South Carolina, on the Eastern side of Edwards Road, being known and designated as Lots 26 and 27 on Plat 2 of the property of William S. Edwards made by Dalton & Neves in July 1953, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Edwards Road at the joint corner of Lots 25 and 26, which pin is 121.9 feet South from the intersection of Edwards Road and a 50-foot road, and running with line of Lot 25 N. 65-25 E. 216 feet to iron pin; thence S. 25-32 E. 94.1 feet to iron pin; thence S. 47-27 E. 115 feet to iron pin at rear corner of Lot 28; thence with line of Lot 28 S. 54-41 W. 199 feet to iron pin on Edwards Road; thence with the Eastern side of Edwards Road N. 46-43 W. 125 feet to iron pin; thence continuing with the curve of said road N. 40-05 W. 90 feet to pin; thence N. 16-53 W. 35 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions:

- 1. Said property shall be used exclusively for residential purposes.
2. No dwelling shall be constructed upon said lots costing less than \$7500.00, nor containing less than 1200 square feet of floor space exclusive of porches and breezeways.
3. No dwelling shall be built nearer than 60 feet from the front property line of said lot.



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 23rd day of October in the year of our Lord One Thousand Nine Hundred and Fifty-Three.

Signed, Sealed and Delivered in the Presence of

Claude M. Eskew (Signature)

William Mauldin Edwards (Seal)
Robert Watson Edwards (Seal)
Elizabeth Edwards Dempsey (Seal)
Dorothy Edwards Cunningham (Seal)
Joseph Vardry Edwards (Seal)
Individually and as Executor of the Estate of William S. Edwards

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Claude M. Eskew

and made oath that he saw the within named grantor(s) of William S. Edwards and Robert Watson Edwards, Elizabeth Edwards Dempsey, Dorothy Edwards Cunningham and Joseph Vardry Edwards sign, seal and as their act and deed deliver the within written deed, and that he, with Jas. L. Love witnessed the execution thereof.

Sworn to before me this 23rd day of October, A. D. 1953. Notary Public for South Carolina (Seal)

Claude M. Eskew (Signature)

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

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

unto all whom it may concern, that Mrs. Mildred S. Edwards, Margaret S. Edwards & Syble Hale Edwards, the wife of the within named William Mauldin Edwards, Robert Watson Edwards, and Joseph Vardry Edwards, respectively 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 C. T. Charping, and Ressie H. Charping, their 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 23rd day of October, A. D. 1953. Notary Public for South Carolina (Seal)

Mildred S. Edwards
Margaret S. Edwards
Syble Hale Edwards

Cancelled documentary stamps attached: S. C. \$; U. S. \$
Recorded this 17th day of November 1953, at 11:57 A.M., No. #25064