

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JAN 12 4 25 PM 1958



Know All Men by These Presents:

That I, Catherine S. Wilson, of Greenville County, in the State aforesaid, in consideration of the sum of FOUR THOUSAND SEVEN HUNDRED FIFTY AND NO/100 - - - DOLLARS, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Paul P. Efstration, His Heirs And Assigns,

All that lot of land in Greenville County, State of South Carolina, in Chick Springs Township, being on the southeast side of Super Highway No. 29, and shown as Lot No. 206 on plat of the property of Robert J. Edwards made by Dalton & Neves in March 1951, and having the following metes and bounds, to-wit:

Beginning at an iron pin on the Southeast side of Super Highway No. 29, joint front corner of lots 205 and 206, and running thence with line of lot 205, S. 47 E. 325 feet to an iron pin; thence N. 43 E. 100 feet to an iron pin, rear corner of lot 207; thence with line of lot 207, N. 47 W. 325 feet to an iron pin on the right-of-way of Super Highway No. 29; thence with the Southeast side of said right-of-way, S. 43 W. 100 to the point of beginning.

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 lot shall be used exclusively for residential purposes.
  - (2) No dwelling shall be erected on said lot containing less than 1200 square feet of floor space, exclusive of porches and breezeways.
  - (3) No temporary buildings shall be used for residential purposes, nor shall any garage apartment be constructed on said lot.
  - (4) The outer or exterior walls of any residential dwelling shall be of material other than concrete blocks.
  - (5) No building of any kind or residence shall be constructed nearer than 50 feet from the front line of said lot.
- Grantee to pay 1958 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 5th day of November in the year of our Lord One Thousand Nine Hundred and fifty-eight.

Signed, Sealed and Delivered in the Presence of

M. E. Howell

Catherine S. Wilson (Seal)

(Seal) (Seal) (Seal) (Seal)

State of South Carolina

Personally appeared before me M. E. Howell

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and made oath that he saw the within named grantor(s) Catherine S. Wilson sign, seal and as her 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 5th day of November, A. D., 1958. Notary Public for South Carolina

M. E. Howell

State of South Carolina

RENUNCIATION OF DOWER NOT NECESSARY I, Woman Grantor Notary Public, do hereby certify

COUNTY OF

unto all whom it may concern, that Mrs. wife of the within named 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 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 day of A. D., 19 (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ 4:25 P. M. Recorded this 12th day of January 19 59, at / M., No. 17548

P15.9-1-28