

FEB 2 10 51 AM 1960

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

Know All Men by These Presents:

That I, Anna M. Beaty in the State aforesaid, in consideration of the sum of Five thousand two hundred no/100 DOLLARS, of which \$3,500.00 is assumption of mortgage 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 L. Hugh Merck and James D. Kincaid, their heirs and assigns forever:

All that tract of land in Paris Mountain Township, Greenville County, State of South Carolina, on the northwest side of Watkins Bridge Road, containing two acres, more or less, according to survey and plat made by Terry T. Dill, Surveyor, July 10, 1959, and having the following metes and bounds according to said plat:

BEGINNING at iron pin in center of Watkins Bridge Road, at corner of land of Juanita T. Watkins, which pin is 865 feet from the center of Duncan Road, and running thence with Watkins line N. 51-25 W. 291.5 feet to iron pin; thence along line of subdivision known as Oakland Terrace, S. 41-15 W. 287.9 feet to iron pin; thence S. 53-25 E. 310.6 feet to iron pin in center of Watkins Bridge Road; and thence with center of Watkins Bridge Road N. 37-35 E. 277 feet to the beginning corner, being the same conveyed to me by Juanita T. Watkins by deed dated July 20, 1959, and recorded in the N. M. C. Office for Greenville County in Book 632, page 97.

As a part of the consideration for this conveyance the grantees herein assume and agree to pay a mortgage for \$3,500.00 given by Anna M. Beaty to Juanita T. Watkins July 20, 1959, recorded in Book 800, page 8, with interest thereon from January 1, 1960.

This conveyance is made subject to the following restrictions: Said property is to be used for residential purposes only. No dwelling shall be constructed thereon containing less than 1,500 square feet of floor area exclusive of open porches, breezeways or carports; and no building shall be erected nearer than 50 feet from the edge of the Watkins Bridge Road.

It is understood and agreed that the grantees will pay taxes for the year 1960.

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 2nd day of February in the year of our Lord One Thousand Nine Hundred and sixty

Signed, Sealed and Delivered in the Presence of

Lila T. Moseley
Theodore A. Snyder, Jr.

Anna M. Beaty (Seal)
(Seal)
(Seal)
(Seal)

State of South Carolina

Personally appeared before me Lila T. Moseley

COUNTY OF Greenville

and made oath that she saw the within named grantor(s) Anna M. Beaty sign, seal and as her written deed, and that she, with Theodore A. Snyder, Jr. act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 2nd

day of February, A. D., 1960

Theodore A. Snyder, Jr. (Seal)
Notary Public for South Carolina

Lila T. Moseley

State of South Carolina

RENUNCIATION OF DOWER

Notary Public, do hereby certify

I,

Mrs.

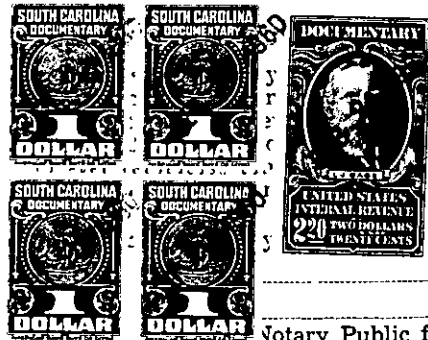
upon being privately and separately examined by me, did declare that she does freely, without coercion, duress, fraud, force, or fear of any person or persons whomsoever, renounce, release, and discharge, and Heirs and Assigns, all her interest and claim of Dower of, in or to all and singular the premises within mentioned and released.

Witness my hand and seal this

day of February, A. D., 1960

(Seal)

Notary Public for South Carolina



Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 2nd day of February 1960, at 10:51 M., No. #21715

428-1-5.3