

JAN 30 11 24 AM 1961



STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

0111 11 24 AM 1961

Know All Men by These Presents:

That I, Charles E. Hughes in the State aforesaid, in consideration of the sum of Six Hundred Fifty and no/100 (\$650.00) - - - - - 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 Poinsett Realty Company, its successors forever:

All that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina, Austin Township, known and designated as lot No. 65 in the subdivision known as Hunters Acres and according to a survey and plat made by W. J. Riddle in May, 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book BB, page 51, reference to which is hereby craved, having the following metes and bounds:

Beginning at an iron pin on the western side of Willis Street at the joint front corner of lot 65 and 66 and running thence S. 58-41 W. 200 ft. to an iron pin; thence along the joint rear lines of lot 65 and 70 S. 24-19 E. 80 ft. to an iron pin; thence N. 58-41 E. 200 ft. to an iron pin at the joint front corner of lots 64 and 65 and thence along the western side of Willis Street N. 24-19 W. 80 ft. to the beginning point.

The lot above described is conveyed subject to the following restrictions which shall enure to the benefit of the owners of all other lots in said subdivision: (1) No residence costing less than \$3,000.00 or having less than 720 sq. feet of floor space shall be erected upon said lot. (2) No residence constructed upon said lot shall be occupied until construction of said residence is entirely completed. (3) The roof of each residence constructed upon said lot shall be of composition or asbestos material. (4) No outside toilets shall be permitted on said lots. (5) No hogs shall be maintained on said premises. (6) No residence shall be constructed nearer than 45 feet from the street line upon which said line abutts.

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 its successors 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 1st day of December in the year of our Lord One Thousand Nine Hundred and sixty

Signed, Sealed and Delivered in the Presence of
Mary Ruth B. Young (Seal)
Jeff R. Richardson Jr (Seal)
Charles E. Hughes (Seal)
Two \$1 Dollar Documentary Stamps

State of South Carolina
COUNTY OF GREENVILLE
Personally appeared before me Mary Ruth B Young

and made oath that she saw the within named grantor(s) Charles E. Hughes sign, seal and as his act and deed deliver the within written deed, and that she, with Jeff R. Richardson, Jr witnessed the execution thereof.

Sworn to before me this 1st day of December A. D., 19 60
Notary Public for South Carolina
Mary Ruth B. Young

State of South Carolina
COUNTY OF GREENVILLE
RENUNCIATION OF DOWER
I, Jeff R. Richardson, Jr Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Jane Candwell Hughes wife of the within named Charles E. Hughes 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 Poinsett Realty Co., their successors, 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 1st day of December A. D., 19 60
Notary Public for South Carolina
Jane Candwell Hughes

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$ A. #18921
Recorded this 30th day of January 19 61 at 11:24 M., No.

304-2-4