



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Know All Men by These Presents:

That Lynell Peterson in the State aforesaid, in consideration of the sum of Eight Thousand Five Hundred 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 Charles Henry Capps, his heirs and assigns forever:

All that lot of land in the County of Greenville, State of South Carolina, in Bates Township, in the Town of Travelers Rest, being a portion of lots 13 & 14 on plat of property of John and Lynell Peterson, recorded in the R.M.C. Office for Greenville County in plat book PP at page 35, and having, according to a more recent survey by the same title, recorded in book UU, page 105, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Magnolia Avenue, which iron pin is situate 255 feet S 45-15 E of the joint corner of lots 10 and 11, and running thence N 44-45 E, 149.7 feet to an iron pin (which iron pin is situate 245.8 feet S 45-15 E from the joint rear corner lots 10 and 11); thence S 45-15 E, 90 ft. to an iron pin; thence along the new lot 15, S 44-45 W, 149.7 feet to an iron pin on Magnolia Avenue; thence with said Avenue, N 45-15 W, 90 ft. to the point of beginning and being the same conveyed to me in deed books 464, page 348, and 661, page 232.
See plat VV-141

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE AGREEMENT AS TO RESTRICTIONS on John & Lynell Peterson property, plat VV, page 141/

I, the undersigned, John Peterson, the owner of lots 22, 23, 24 and the vacant lot between 10 and 14 do hereby agree and do restrict said enumerated lots to be residential lots, to be used for residential purposes only, for a period of 20 years from date. Dated this 1st day of July, 1961

Witnesses: Charles W. Spence (Seal) John Peterson (Seal) Jan L. Young (Seal) Covenantor as to lots 22, 23, 23, and vacant 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 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 30th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-One.

Signed, Sealed and Delivered in the Presence of Charles W. Spence (Seal) Lynell Peterson (Seal) Jan L. Young (Seal)

State of South Carolina County of GREENVILLE Personally appeared before me Jan L. Young

and made oath that he saw the within named grantor(s) Lynell Peterson, and the within named covenantor, John Peterson, sign, seal and as their act and deed deliver the within written deed, and that he, with Charles W. Spence witnessed the execution thereof.

Sworn to before me this 30th day of June, A. D., 1961 Charles W. Spence (Seal) Notary Public for South Carolina

State of South Carolina COUNTY OF GREENVILLE RENUNCIATION OF DOWER I, Charles W. Spence Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia F. Peterson wife of the within named Lynell Peterson 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 Charles Henry Capps, 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 30th day of June, A. D., 1961 Charles W. Spence (Seal) Notary Public for South Carolina Virginia F. Peterson

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 5th day of July 19 61, at 12:56 P.M., No. 757.

NOTARY PUBLIC

497-5-10