

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That Elsie F. Hayes

in consideration of the sum of One Thousand Five Hundred and no/100 (\$1,500.00) in the State aforesaid, 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 Armandine B. Sanders, her heirs and assigns forever:

All that certain piece, parcel or lot of land lying and being on the westerly side of Rocky Slope Road near the City of Greenville, S. C. and being designated as Lot No. 4 on a plat entitled, "Section A Portion of Property of Elsie F. Hayes" made by Dalton & Neves, dated July, 1956, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Rocky Slope Road, joint front corner of Lots 3 and 4, which pin is located 300 feet from the northwesterly corner of the intersection of Rocky Slope Road and Rockingchair Road, and running thence along the common line of Lots 3 and 4 N 65-55 E 231.5 feet to an iron pin, joint rear corner Lots 3 and 4; thence N 17-50 W 100 feet to an iron pin, joint rear corner Lots 4 and 5; thence along the common line of said lots S 64-32 W 209.2 feet to an iron pin on the westerly side of Rocky Slope Road; thence along said road S 4-44 E 100 feet to an iron pin, the point of beginning.

This conveyance is made subject to utility rights of way and easements of record in the RMC Office for Greenville County, S. C. For deed into grantor see Deed Book 546, page 363. GRANTEE TO PAY 1962 TAXES.

This conveyance is made subject to the following restrictions:

- (1) No building shall be erected nearer than 40 feet to the front lot line, nor nearer than 10 feet to the side line.
(2) No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.
(3) No dwelling shall be permitted on any lot with a ground floor area of the main structure, exclusive of open porches, garages or car ports, of less than 1400 square feet for a one story dwelling, nor less than 1000 square feet for a dwelling of more than one story. No dwelling shall be erected on any lot costing less than \$14,000.00. (continued on reverse side)

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 her 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 12th day of June in the year of our Lord One Thousand Nine Hundred and Sixty-two

Signed, Sealed and Delivered in the Presence of

Patricia A. Pierce (Seal)
Schaefer B. Kendrick (Seal)
Elsie F. Hayes (Seal)

State of South Carolina, Greenville County

Personally appeared before me Patricia A. Pierce

and made oath that s he saw the within named grantor(s) Elsie F. Hayes

deliver the within written deed, and that s he, with Schaefer B. Kendrick sign, seal and as her act and deed witnessed the execution thereof.

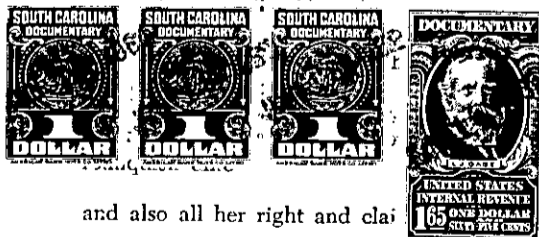
Sworn to before me this 12th day of June A. D. 19 62
Schaefer B. Kendrick (Seal)
Notary Public for South Carolina

Patricia A. Pierce (Seal)

State of South Carolina,

RENUNCIATION OF DOWER GRANTOR - WOMAN

Notary Public, do hereby certify



ing privately and separately examined by me, did declare that she does freely, and or fear of any person or persons whomsoever, renounce, release, and forever

and also all her right and clai f, in or to all and singular the premises within mentioned and released. Heirs and Assigns, all her interest and estate,

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. \$ (Continued on Next Page)

Recorded this day of 19, at M., No.

Corrected from original Deed Sept 14-1962 Willie Farnsworth R. M. C. Wives M. R. Johnson Jr.

599-262-1-8.5-7 (0.48A.1) OUT OF 262-1-8.3