

SEP 6 10 41 AM 1963

**STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY**

OLLIE F. BOWDITCH
R. M. C.

Know All Men by These Presents:

That **I, Ethan C. Allen,** in the State aforesaid,
in consideration of the sum of **One and No/100 (\$1.00)**- - - - - DOLLARS,
and love and affection,

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 **Helen N. Allen, her heirs and assigns, all my right, title, and undivided one-half (1/2) interest in and to,**

All those pieces, parcels, or lots of land, with the buildings and improvements thereon situate, lying, and being on the northerly side of Wilderness Lane, in the City of Greenville, South Carolina, being known and designated as the major portion of Lot 96 and the westerly and adjoining one-half (1/2) of Lot 95, according to plat of Cleveland Forest Subdivision, prepared by Dalton & Neves, May, 1940, as recorded in the R.M.C. Office for Greenville County, South Carolina, Plat Book "MM", Pages 56 and 57, and having according to said plat the following metes and bounds to wit:

BEGINNING at an iron pin on the northerly side of Wilderness Lane at the center point on the front line of Lot 95, which pin is 345.5 feet southwest of iron pin in the northwest corner of the intersection of Trails End with Wilderness Lane; thence on a straight line through the center of Lot 95 N. 17-44 W. 172.2 feet to an iron pin at the center point on the rear line of Lot 95; thence S. 72-16 W. 88 feet to an iron pin which is 2 feet east of iron pin at the joint rear corner of Lots 96 and 97; thence S. 17-44 E. 169.1 feet, more or less, to an iron pin on Wilderness Lane, said pin being 2 feet east of iron pin at joint front corner of Lots 96 and 97; thence along said Wilderness Lane N. 72-16 E. 88 feet to an iron pin at the center point on the front line of Lot 95, the point of beginning.

The abovedescribed property is subject to restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Volume K, Pages 60 and 90; said property is further restricted in that no residential building may be

built thereon costing less than \$6,000.00, nor nearer than 50 feet to the front lot line. Any residential building built upon said lot shall face onto Wilderness Lane.

The grantor herein acquired the westerly one-half (1/2) of Lot 95 and the easterly 50 feet of Lot 96 by deed recorded in Deed Volume 392, Page 85, dated August 29, 1949. Subsequently, the grantor acquired Lot 97 and the remaining 10 feet of Lot 96 by deed recorded in Deed Volume 480, Page 534. Thereafter, by deed dated March 22, 1954, recorded in Deed Volume 496, Page 305 the grantor conveyed Lot 97 and an adjoining 2 foot strip of Lot 96 to Francis W. Sheldon, et al., leaving the grantor as the owner of the abovedescribed property.

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