

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

OCT 2 2 31 PM 1963

KNOW ALL MEN BY THESE PRESENTS, that We, Ruby Edwards Martin, Joyce Martin Porter and Carey Martin

in consideration of division of property Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Sloan H. Martin, His Heirs and Assigns, forever, all interest in and to the following described property:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, South Carolina, shown upon plat of property of F. M. E. Martin Estate, recorded in Plat Book EEE Page 31, prepared by J. C. Hill, Surveyor, dated September 28, 1963 and having according to said plat the following metes and bounds, to wit:

BEGINNING at point on the western side of White Horse Road; thence N. 88-0 W 452.4 feet; thence N 0-07 W. 237 9 feet; thence N 2-50 E 288 1 feet; thence N 17-40 E 585 feet to the center of power line right of way; thence down the center of power line right of way S. 35-38 E. 462.8 feet to the western side of White Horse Road; thence S. 1-05 W. 509 5 feet along the White Horse Road; thence continuing with the western side of said White Horse Road S. 0-04 E. 213.6 feet to the point of beginning.

The above described property is conveyed subject to the following restrictions:

- (1) The property shall be used solely for residential purposes.
(2) No home constructed thereon shall have less than 1200 sq. ft. in the living area excluding porches and garages.

PROVIDED, HOWEVER, that portion of the property to the north of the proposed road and the property of the school and the power line right of way is not subject to these restrictions and may be used for commercial purposes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 30th day of September 19 63.

SIGNED, sealed and delivered in the presence of:

Handwritten signatures of Ruby Edwards Martin, Joyce Martin Porter, and Carey Martin, each followed by a line and the word (SEAL).

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 30 day of September 1963.

Notary Public for South Carolina. (SEAL)

Handwritten signature of the notary public.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

RENUNCIATION OF DOWER NO DOWER NECESSARY, Carey Martin unmarried

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of September 1963. Notary Public for South Carolina. (SEAL)

For Release or Restrictions see Deed BK 1186 pg. 476

-305-85.1-1-45 (marked) Oct 85.1-1-3