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BOOK 740 PAGE 107

TITLE OF REAL ESTATE—Prepared by LOVE, THORNTON & ARNOLD, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

OLLIE FARNSWORTH R.M.C.

For True Consideration See Affidavit

Book 25 Page 30

Know All Men by these Presents:

Emma L. Flinkingshelt, as Trustee, and Emma L. Flinkingshelt, as Trustee & Executrix under the will of Elizabeth H. in the State aforesaid; Babb, deceased, in consideration of the sum of \$10.00 and other valuable considerations 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 Frances J. Collins, her heirs and assigns,

All that piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as Lot No. 106 on plat of property of Tully P. Babb Estate, recorded in Plat Book QQ at Pages 162 and 163 in the R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Stonehaven Drive, joint front corner of Lots Nos. 105 and 106, and running thence with line of Lot 105, S. 86-34 W. 314.8 feet to iron pin in line of Lot 6; thence with rear line of Lots 6 and 5, S. 12-42 E. 180 feet to iron pin at joint rear corner of Lots 106 and 107; thence with line of Lot 107, N. 80-27 E. 272.5 feet to iron pin on Stonehaven Drive; thence with said Stonehaven Drive, N. 0-43 E. 78 feet to iron pin; thence continuing with said Stonehaven Drive N. 5-22 E. 72 feet to the point of beginning.

This deed is made pursuant to authority granted to Emma L. Flinkingshelt, as Trustee, in deed recorded in Deed Book 485 at Page 410; and by authority granted to the grantor as will be seen in the will of the late Elizabeth H. Babb, who died testate November 3, 1962. (See Apt. 807, File 16 in the Office of the Probate Judge for Greenville County).

This lot is conveyed subject to the following restrictions:

- 1. This property shall be used for single family residential dwellings only.
2. No house shall be constructed on said lot containing less than 2200 square feet, exclusive of porches, carports and breezeways.

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 14th day of January in the year Sixty-Four

Signed, Sealed and Delivered in the Presence of

Handwritten signatures of witnesses: Belton O. Thomason, Jr. and Ruby M. Eskew

Sealed signatures of Emma L. Flinkingshelt (As Trustee) and Emma L. Flinkingshelt (As Trustee and Executrix under the Will of Elizabeth H. Babb, Deceased)

STATE OF SOUTH CAROLINA, Greenville County

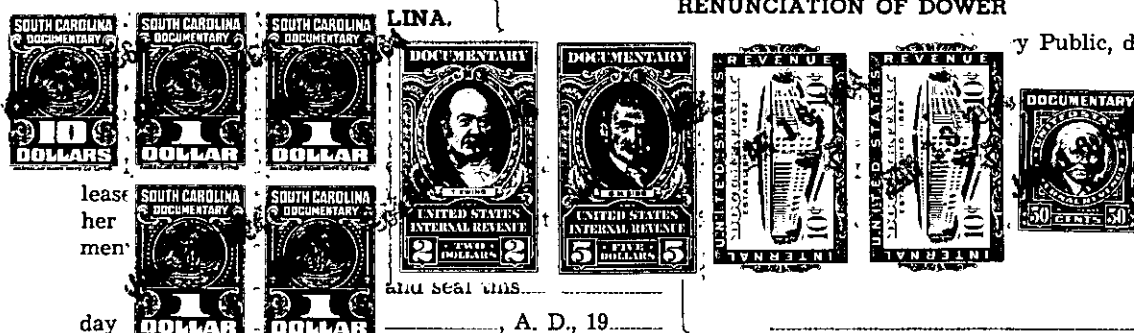
Personally appeared before me Ruby M. Eskew Emma L. Flinkingshelt, as Trustee, & Emma L. Flinkingshelt, as and made oath that she saw the within named grantor(s) Trustee & Executrix under Will of Elizabeth H. Babb, deceased sign, seal and as her act and deed deliver the within written deed, and that she, with Belton O. Thomason, Jr. witnessed the execution thereof.

Sworn to before me this 14th day of January, A. D., 1964. Notary Public for South Carolina

Handwritten signature of Ruby M. Eskew

RENUNCIATION OF DOWER

Notary Public, do hereby certify



Notary Public for South Carolina, A. D., 1964

declare that she does over, renounce, retracts and Assigns, all the premises within

599-269-1-55