

FILED GREENVILLE CO. S. C.

JUN 2 4 04 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that We, T. E. Fowler and Georgia W. Fowler

in consideration of Two Thousand and No/100 ---(2,000.00) - - - 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

Austin Ray Burns and Laura Elizabeth Burns, their heirs or assigns:

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, located on the North-West side of State Highway 14, being known and designated as lot No. 51 on a plat of property of T. E. Fowler in the subdivision known as Fowler Fields, plat thereof made by C. O. Riddle, Surveyor in November 1960, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North-West side of Highway 14, joint corner with lands of M. A. Bramlett, and running thence along Bramlett line N. 6-22 W. 62.9 feet to an iron pin; thence S. 83-38 W. 200 feet to an iron pin on Robin Road; thence along said road S. 6-22 E. 40 feet to an iron pin; thence S. 18-51 E. 83.5 feet to an iron pin; thence S. 43-50 E. 83.4 feet to an iron pin; thence N. 78-41 E. 28.3 feet to an iron pin on Highway 14; thence along said Highway N. 33-41 E. 160 feet to the beginning corner.

This conveyance is subject to the following restrictions which affect all property in said subdivision:

- 1- Said lot shall be used only for residential purposes and any dwelling constructed thereon shall contain at least 1200 Square feet and must be completed before being occupied.
- 2- Any dwelling constructed of cement block must be veneered with brick.
- 3- No pigs or goats are to be kept or housed on said premises.
- 4- Any fences erected or used for the retention of animals other than domestic pets shall be at least 75 feet from the street on which lot adjoins.

The above described lot is a portion of the same property conveyed to Grantors by A. S. Walker by deed recorded in Deed Book 291 at page 277, Greenville County R. M. C. Office.



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 2nd day of April 19 64.

SIGNED, sealed and delivered in the presence of:

T. E. Fowler (SEAL)

Georgia W. Fowler (SEAL)

Elizabeth B. Shepherd (SEAL)

Thomas W. Brown (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of April 19 64.

L. L. Bramlett (SEAL)
Notary Public for South Carolina.

Elizabeth B. Shepherd (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
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
2nd day of April 19 64.
Thomas W. Brown (SEAL)
Notary Public for South Carolina.

Georgia W. Fowler (SEAL)

296-1-4-2
OUT OF 296-1-4