

MAR 11 1 16 PM 1965

BOOK 769 PAGE 99

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE LANNOWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

in consideration of - - Three Hundred Ninety & no/100 (\$390.00) - - - - - 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 J. I. Smith and Erma Smith, their heirs and assigns forever:

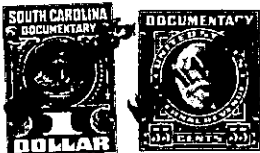
ALL that piece, parcel or lots of land in Greenville County, State of South Carolina, being known and designated as lots No. 75 and 89 as shown on a Plat of Valencia Estates by W. N. Willis, Engineers, dated November 19, 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM, at page 179, and having according to said plat the following description, towit:

BEGINNING at an iron pin on Seville Street joint front corners of lots 76 and 75 running thence 100 feet, more or less, along Seville Street to an iron pin; running thence 185 feet, more or less, along the side line of lot 75 to an iron pin joint rear corners of lots 75 and 89; running thence 416.8 feet, more or less, along the side line of lot 89 to an iron pin on Grenada Street; running thence 100 feet, more or less, along the front line of lot 89 on Grenada Street to an iron pin at joint front corners of lots 89 and 90; running thence 386.7 feet, more or less, with the side line of lot 90 to an iron pin joint rear corners of lots 89, 90, 75 and 76; running thence 214.9 feet, more or less, along the side line of lot 76 to an iron pin at joint front corners of lots 75 and 76, the point of beginning.

NO residence to cost less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than thirty-five (35) feet to the front line; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by septic tanks; all lots to be used for residential purposes only.

THIS conveyance is subject to all easements and rights of way of record.

GRANTEE to pay taxes for year 1965.



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 10 day of March 19 65. M W Fore (SEAL)

SIGNED, sealed and delivered in the presence of:
J. Carlene Watson (SEAL)
Jeanette Samb (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 10 day of March 19 65.
J. Carlene Watson (SEAL)
Jeanette Samb

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 10 day of March 1965.
J. Carlene Watson (SEAL)
Aubrey C. Fore

RECORDED this 11th day of March 19 65, at 1:10 P. M., No. 25308

25308-4-109-123
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