

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

SEP 2 11 07 AM 1965

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

in consideration of - - Five Hundred Eighty-five and No/100 (\$585.00) - - - - - 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. E. Jenkins and Mildred W. Jenkins, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 31 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, to-wit:

BEGINNING at an iron pin on Barcelona Street at joint front corners of lots 30 and 31 and running thence 80 feet with the line of said Street to an iron pin at joint front corners of lots 31 and 32; running thence 180 feet with the side line of lot 32 to an iron pin at joint rear corners of lots 31, 32, 25 and 26; running thence 80 feet with the rear line of lot 26 to an iron pin at joint rear corners of lots 26, 27 and 29 and 31; running thence 180 feet with the rear line of lot 29 and side line of lot 30 to the iron pin on Barcelona Street at joint front corners of lots 30 and 31, 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 approved 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 the 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 31 day of August 19 65. MW Fore (SEAL)

SIGNED, sealed and delivered in the presence of:
V. Eugene Watson (SEAL)
Janette Lamb (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 31 day of August 19 65. Janette Lamb
V. Eugene Watson (SEAL)
Notary Public for South Carolina.

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 31 day of August 19 65. Aubrey C. Fore
V. Eugene Watson (SEAL)
Notary Public for South Carolina.

RECORDED this 2nd day of September 19 65, at 11:07 A. M., No. 7161

-150- WG 63-4-68