

FEB 21 9 07 AM 1966

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

CLERK OF COURT
GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, Jessie Marvin Burnett, his heir, assigns forever,

in consideration of ONE DOLLAR, (\$1.00) Love and affection ----- 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 Bernice Burnett, Kenneth Marvin Burnett, age 15, and Patricia Lynn Burnett, age 12, until the children reach 21 years of age or marry, and over to Bernice Burnett in fee.

All that piece, parcel or lot of land in Paris Mountain Township, County and State aforesaid, and located about 3-1/2 miles north of Greenville, South Carolina, being known and designated as Lot 34 on plat of subdivision known as Buncombe Park, said plat being recorded in the R. M. C. Office for Greenville County in plat Book "M" page 12. For a more complete description of this lot see said plat.

This being the same lot conveyed to me by L. E. Ocey S. Lee by their deed dated September 29, 1949 and recorded in the R. M. C. Office for Greenville County in deed Book 392, Page 544. This lot fronts on North Haven Drive, of this subdivision, and is the same lot conveyed to L. E. and Mrs. Ocey S. Lee by Jessie C. and Ollie Mae R. Southerlin by their deed dated May 8, 1947, and recorded in the R. M. C. Office for Greenville County in Deed Book 312, page 25. This conveyance is made subject to the following restrictions: (1) That the said land shall be used exclusively for residential purposes, for white persons only, and that the said land shall never be sold, rented or otherwise disposed of, to any persons wholly or partly of African descent. (2) That no building shall be erected on said lot costing less than the sum of \$2,000.00. (3) That no building shall be erected nearer the front line of said lot than 30 feet, nor nearer than 10 feet from either side line, or nearer than 5 feet from the rear line of said lot. (4) That the original Grantor reserves to itself and its successors the right to authorize the placing, maintaining and repairing of any and all public utilities in the streets without compensation to any lot owner. (5) That no surface closet nor cesspool shall ever be maintained on said land, but only septic tanks or other sanitary sewerage. (6) That no use of said lot shall be made which would constitute a nuisance to the adjoining lot owner. (7) All out-buildings are to be erected on rear of lot.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 21st day of February 19 66.

SIGNED, sealed and delivered in the presence of:

Jessie Marvin Burnett (SEAL)

Clarence M. Fasham (SEAL)

Mittie A. Shumate (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 21st day of February, 19 66.

Clarence M. Fasham (SEAL)
Notary Public for South Carolina.

Mittie A. Shumate

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

RENUNCIATION OF DOWER (Conveying to his wife)

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)' 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 21st day of February, 1966.

(SEAL)
Notary Public for South Carolina.

RECORDED this 21st day of February 1966 at 9:07 A. M., No. 24310

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