

STATE OF SOUTH CAROLINA
JAN 13 1 25 PM '71
COUNTY OF GREENVILLE
OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that I, Frances S. Crosby, Teresa Crosby Cason, & Samuel E. Crosby

in consideration of One Dollar, Love and Affection, ~~XXXXX~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Teresa C. Carson and William A. Carson, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the County of Greenville, State of South Carolina, being known and designated as the property of Teresa C. Carson and William A. Carson as shown on a plat thereof prepared by Carolina Engineering and Surveying Company on November 12, 1970, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of a County Road and Mill Road and running thence S. 4-19 E. 710 feet; thence N. 85-41 W. 496.6 feet to an iron pin; thence N. 29-48 W. 327 feet to an iron pin; thence N. 82-37 E. 760.4 feet to an iron pin, the point of Beginning.

This property is subject to the following restrictions which shall run with the land for a period of twenty (20) years from the date hereof:

1. No dwelling shall be constructed on the property herein described containing less than 1,500 square feet exclusive of breezeways, carports or garages.
2. No mobile home or trailer shall be placed on said property.
3. This property shall be used for residential purposes only.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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 December, 1970.

SIGNED, sealed and delivered in the presence of:

Margaret R. Garrett
Fred M. M. Duff

Frances S. Crosby (SEAL)
Teresa Crosby Cason (SEAL)
Samuel E. Crosby (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)' 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 December, 1970.
Fred M. M. Duff (SEAL) Margaret R. Garrett
Notary Public for South Carolina.

My Commission Expires November 4, 1980.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER * WOMAN GRANTOR*
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)' 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 _____ day of _____ 19____ (SEAL) _____
Notary Public for South Carolina.

RECORDED this 13th day of January 1971 at 1:25 P. M. No. #16187

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