

TITLE TO REAL ESTATE—Prepared by LOVE, THORNTON & BLYTHE, Attorneys at Law, Greenville, S. C. GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

MAR 14 10 12 AM 1952

Know All Men by These Presents:

That I, Robert J. Edwards, Co-mittee for James M. Edwards in the State aforesaid, in consideration of the sum of Three Thousand and No/100 (\$3000.00)----- DOLLARS.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Bessie Lee McDonald, her Heirs and Assigns forever:

All those lots of land in Chick Springs Township, Greenville County, State of South Carolina, being shown as lots Nos. 19 and 20 on Plat of the Property of James M. Edwards, made by Dalton & Neves in April 1948, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of U. S. Highway No. 29, at joint front corner of lots 18 and 19, and running thence with the line of lot No. 18, S. 47 E. 325 feet to an iron pin; thence N. 43 E. 200 feet to an iron pin, rear corner of lot No. 21; thence with the line of lot No. 21, N. 47 W. 325 feet to an iron pin on right-of-way of U. S. Highway No. 29; thence with the Southeastern side of said right-of-way, S. 43 E. 200 feet to the point of beginning.

It is distinctly understood and agreed that this conveyance is made subject to the following restrictions, which are for the mutual benefit of the Grantor and Grantee and other persons owning lots on the same plat, and are expressly made a part of the consideration thereof:

- (1) Said property shall be used for residential purposes only.
(2) That no filling station, tourist camp, trailer camp, or public dance hall shall be constructed on said property.
(3) That no dwelling shall be erected upon said lots that shall cost less than \$10,000.00, nor containing less than 1200 square feet of floor space, nor shall any house be erected nearer than 100 feet to the right-of-way of U. S. Highway No. 29.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and her Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 12 day of March in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

[Handwritten signature]

Robert J. Edwards (Seal)
Comm for James M. Edwards (Seal)
[Seal]
[Seal]
[Seal]

STATE OF SOUTH CAROLINA, Greenville County

Personally appeared before me Ena W. King

and made oath that s he saw the within named grantor(s) Robert J. Edwards, as Committee for James M. Edwards, sign, seal and as his act and deed deliver the within written deed, and that s he, with J. L. Love witnessed the execution thereof.

Sworn to before me this 12 day of March, A. D. 1952
[Signature]
Notary Public for South Carolina

[Signature]

STATE OF SOUTH CAROLINA, Greenville County

RENUNCIATION OF DOWER

Notary Public, do hereby certify



GIVEN under n day of (Seal) Notary Public for South Carolina

me, did declare that she does ons whomsoever, renounce, re- Heirs and Assigns, all ular the premises within men-

Cancelled documentary stamps attached: S. C. \$; U. S. \$ Recorded this 14th day of March 1952, at 10:12 A. M., No. 6123

P15.9-1-13214