

OLLIE FAIRBANKS  
 P.M.C. Know All Men by These Presents:

That I, Robert J. Edwards in the State aforesaid,  
 in consideration of the sum of Eight Hundred Fifty and No/100- - - - - (\$850. 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 Louis Serris and Mattie Serris, their Heirs and Assigns forever,

All that lot of land in Chick Springs Township, Greenville County, South Carolina, on the Northwest side of Mabel Avenue, being shown as Lot No. 248 on Plat of the Property of Robert J. Edwards, made by Dalton & Neves in May 1951, and described as follows:

BEGINNING at an iron pin at the joint corner of Lots Nos. 246 and 248, and running thence with the rear line of Lots Nos. 246 and 247, N. 47-30 W. 203 feet to iron pin at the corner of Lot No. 209; thence with the rear line of Lot No. 209, S. 43 W. 130 feet to iron pin at rear corner of Lot No. 249; thence with the line of said lot, S. 47 E. 100 feet to iron pin on Mabel Avenue; thence with the Northwestern side of Mabel Avenue, N. 43 E. 100 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, Grantee and other persons owning lots on the same plat, and are expressly made a part of the description hereof:

- (1) Said lot shall be used only for residential purposes.
- (2) No residence shall be constructed thereon containing less than 1200 square feet of floor space, exclusive of porches and breezeways.
- (3) No garage apartments shall be constructed upon said lot.
- (4) No building of any kind, or residence shall be constructed nearer than 10 feet from the front line of said lot.

Grantee to pay 1952 taxes.



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 their 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 30th day of April in the year of our Lord One Thousand Nine Hundred and fifty-two.

Signed, Sealed and Delivered in the Presence of  
 Kathryn L. Brown (Seal)  
 Eva W. King (Seal)  
 Robert J. Edwards (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Kathryn L. Brown

and made oath that she saw the within named grantor(s) Robert J. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with Eva W. King witnessed the execution thereof.

Sworn to before me this 30th day of April, A. D. 1952.  
 Eva W. King (Seal)  
 Notary Public for South Carolina  
 Kathryn L. Brown (Seal)

STATE OF SOUTH CAROLINA, Greenville County } I, Kathryn L. Brown Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Pearl M. Edwards wife of the within named Robert J. Edwards did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Louis Serris and Mattie Serris, their Heirs and Assigns, all her interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of April, A. D. 1952.  
 Kathryn L. Brown (Seal)  
 Notary Public for South Carolina  
 Pearl M. Edwards (Seal)

Cancelled documentary stamps attached: S. C. \$ ; U. S. \$  
 Recorded this 1st day of May 1952, at 11:21 A. M., No. 10122  
 P15.9-1-72