

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RECORDED
FEB 13 5 01 PM 1953
OLLIE FARMWORTH
R.M.C.

Know All Men by These Presents:

That I, Furman Brashier, Jr. in the State aforesaid,
in consideration of the sum of Two Hundred and no/100 -- (200.00) 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

William Riley Ballard, his heirs and assigns:-

All that certain piece, parcel or lot of land, lying and being in Austin Township, Greenville County, State of South Carolina, near the Town of Simpsonville, being known and designated as lot # 3 as shown on a plat of the D. N. Mayfield, Estate, said plat made by J. J. Bruce, Surveyor, on November 4, 1952 and recorded in Plat Book "CC" at page 199, and being more fully described as follows:

Beginning at a stake at the corner of lot # 2, on the west side of a dirt road, and running thence along the west side of said road S. 21-05 E. 70 ft. to a stake; thence S. 58-55 W. 200 ft. to the corners of lots # 19 and 20; thence N. 21-05 W. 70 ft. to the corner of lot # 2; thence N. 68-55 E. 200 ft. along the line of lot # 2 to the beginning corner, and being one of two lots conveyed to Furman Brashier, Jr. by Ben G. Mayfield and Sarah Mayfield as Executors of the D. N. Mayfield Estate by deed dated November 28, 1952 and not yet recorded, to be recorded in the Greenville County R. L. C. Office.

- The above lot is conveyed subject to the following Conditions:
- 1- That no house or other building shall be erected any closer than 40 ft. to the road or street on which the lot fronts.
 - 2- That is to be no junk yards placed on the property, nor any alcoholic beverages sold thereon.

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 his 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 16th day of December in the year of our Lord One Thousand Nine Hundred and Fifty Two

Signed, Sealed and Delivered in the Presence of

Furman Brashier, Jr. (Seal)

S. W. Hiatt, Jr. (Seal)

D. L. Franlett, Jr. (Seal)

D. L. Franlett, Jr. (Seal)

D. L. Franlett, Jr. (Seal)

State of South Carolina, } Personally appeared before me S. W. Hiatt, Jr.
Greenville County

and made oath that he saw the within named grantor(s) Furman Brashier, Jr. sign, seal and as his act and deed deliver the within written deed, and that he, with D. L. Franlett, Jr. witnessed the execution thereof.

Sworn to before me this 16th day of December A. D. 1952

D. L. Franlett, Jr. (Seal)
Notary Public for South Carolina

S. W. Hiatt, Jr.

State of South Carolina, } RENUNCIATION OF DOWER In Dower- Grantor not Married
Greenville County } I, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. wife of the within named 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 Heirs and Assigns, all her interest and estate, and also all 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 _____ day of _____, A. D. 19____ (Seal) Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 13th day of February, 1953, at 5:01 P. M., No. 3505