

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY



JUN 17 10 12 AM 1954

Know All Men by These Presents:

That I, Robert J. Edwards, in the State aforesaid,  
in consideration of the sum of One Thousand and No/100 (\$1000.00) - - - - - 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 Joseph J. Harvell and Ruby C. Harvell, their heirs and assigns forever:

All that certain piece, parcel or lot of land on the south side of Mabel Avenue, Chick Springs Township, Greenville County, State of South Carolina, being shown as Lot 261 on plat of property of Robert J. Edwards recorded in Plat Book "EE" at Page 61, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern of Mabel Avenue at the joint front corner of lots 259 and 261 which point is 125 feet east of the intersection of Cherokee Drive and Mabel Avenue and running thence with the line of Lot 259 S. 47 E. 200 feet to iron pin in line of Lot 270; thence with line of Lot 270 N. 43 E. 112.5 feet to pin at rear corner of Lot 262; thence with line of Lot 262 N. 47 W. 200 feet to pin on Mabel Avenue; thence with the southern side of Mabel Avenue S. 43 W. 112.5 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration thereof:

- (1) Said lots shall be used for residential purposes only.
- (2) No dwelling shall be erected on said lot containing less than 1200 square feet of floor space exclusive of porches, breezeways, and garages.
- (3) No temporary / structure shall be used for residential purposes nor shall any garage apartment be constructed upon said lot.
- (4) The outdoor or exterior walls of any residential dwelling shall be of material other than concrete blocks.
- (5) No building of any kind shall be constructed nearer than 50 feet from the front line of said lot nor nearer than 20 feet from any side street.

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 15th day of June in the year of our Lord One Thousand Nine Hundred and Fifty-four

Signed, Sealed and Delivered in the Presence of

*Margaret Loftis*

*Robert J. Edwards* (Seal)

----- (Seal)

----- (Seal)

----- (Seal)

----- (Seal)

STATE OF SOUTH CAROLINA,  
Greenville County

Personally appeared before me Margaret Loftis

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

Sworn to before me this 15th day of June, A. D. 1954

Notary Public for South Carolina

*Margaret Loftis*

STATE OF SOUTH CAROLINA,  
Greenville County

RENUNCIATION OF DOWER

I, J. L. Love 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 Joseph J. Harvell and Ruby C. Harvell, 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 15th day of June, A. D. 1954

Notary Public for South Carolina

*Pearl M. Edwards*