TITLE OF REAL ESTATE—Form 1374 ... W. A. Seybt & Co., Office Supplies, Greenville S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OLLIE FAN 76 WORTH

Know All Men by These Presents:

That I. Mrs. Maude B. Richardson in consideration of the sum of Twelve Hundred Fifty and no/100 (\$1250.00) in the State aforesaid,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Joe D. Cooper, his heirs and assigns forever:

All that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina in Austin Township and beginning at an iron pin on the East side of U. S. Highway 276 and at the corner of property belonging to Ralph Barbrey, formerly Harry Barbrey property, and running S. 47-30 E. 125 ft. to an iron pin; thence N. 54-10 E. 223 ft. to an iron pin; thence N. 31-15 W. 122.9 ft. to an iron pin on Barbrey corner; thence along joint line of property being conveyed and property now owned by Ralph Barbrey S. 54-10 W. 258-2 ft. to the beginning point.

This is part of the property conveyed to me by D. L. Bramlett as Executor and Trustee and Beatrice Bramlett Howard individually by deed dated 24 February, 1938 and recorded in Deed Book 202, page 154 and by D. L. Bramlett by deed dated 24 February, 1938 and recorded in Deed Book 202, page 155 in the R. M. C. Office for Greenville County.

This property is being conveyed subject to the following restrictions:

l.	This propert			solely	and	exclusively	for	one	single	family
	residential	dwelling	ζS •			_				

2. No commercial activity of any sort shall be located in this subdivision. 3. No lot shall be recut so as to face in any direction other than as shown

on the recorded plat. No residence shall be located on any lot nearer than the setback line as shown on map of Beechwood Hills Subdivision and in no case less than 20 feet. This restriction does not apply to lot #1 of Beechwood Hills as a residence was already on this lot when the property was purchased by the owners. SEE OTHER SIDE

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.

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. January Witness the grantor's(s') hand and seal in the year day of

of dar lord one mousand wine mandred and 111 by - 5 1gm
Signed, Sealed and Delivered in the Presence of (Seal) (Seal) (Seal) (Seal) (Seal) (Seal)
State of South Carolina COUNTY OF Greenville and made oath that he saw the within named grantor(s) written deed, and that he, with C.A. King Personally appeared before me G. R. Richardson. Sign, seal and as her act and deed deliver the within witnessed the execution thereof
Sworn to before me this 8th day of January , A. D., 19 58 Notary Rublic for South Carolina Notary Rublic for South Carolina
State of South Carolina RENUNCIATION OF DOWER I, Notary Public, do hereby certify



privately and separately examined by me, did declare that she does freely, ad or fear of any person or persons whomsoever, renounce, release, and Heirs and Assigns, all her interest and of, in or to all and singular the premises within mentioned and released.

TATERAL BRANCE	
day of	
(Seal)	
Notary Public for South Carolina)

Cancelled documentary stamps attached: S. C. \$.....; U. S. \$... _.day of... (Continued on next page) 295-1-5.4

Out 0, 295-1-5