

MAR 24 11 27 AM '70

OLLIE FARNSWORTH R. M. C.

TITLE TO REAL ESTATE—Hubert E. Nolin, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

Greenville County Stamps Paid \$ 17.60 Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, B. E. Huff

in consideration of \$15,900.00 and assumption of mortgage to Fidelity Federal Savings and Loan Association in the sum of \$8,000.00 Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

FRANK K. SMITH and EDNA H. SMITH, their heirs and assigns forever,

ALL that piece, parcel or lot of land with all improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as LOT No. 1 on Coan Street as shown on plat of property of Beattie E. Huff according to survey made by Jones Engineering Service dated March 1968 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on Coan Street at the joint front corner of Lots 1 and 2 and running thence along Coan Street, South 32-08 West 135 feet to an iron pin; running thence North 59-37 West 150 feet to an iron pin; running thence North 32-08 East 138.7 feet to an iron pin; running thence along the joint line of Lots 1 and 2, South 58-22 East 150 feet to an iron pin, the beginning corner.

This property is subject to a 12 1/2 foot utility easement running through and within the boundaries of Lot No. 1 as shown on said plat.

This property is also subject to all other easements, rights of way and restrictions as shown on said plat and as recorded against the same in the RMC Office for Greenville County and is subject specifically to the following restrictions:

- 1. No residence shall be constructed on said lot containing less than 1200 square feet minimum floor space.
2. This property shall be used for residential purposes only.
3. No trailer, apartment house, garage apartment or other temporary building shall be placed or erected on this lot for residential purposes.
4. No noxious or offensive trade or activity shall be carried on upon this property; nor shall anything be done thereon which may or become a nuisance to the neighborhood.
5. This lot shall not be recut or subdivided for the purpose of constructing more than one dwelling thereon.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 16 day of March 19 70

SIGNED, sealed and delivered in the presence of:

Gerardine Kelech
Hubert E. Nolin

Three South Carolina Documentary Stamps (300 DOLLARS, 1 DOLLAR, 1 DOLLAR) and seals.

STATE OF SOUTH CAROLINA } COUNTY OF Greenville }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named (grantor(s)) sign, seal and as the grantor(s)'s act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 16 day of March 19 70

Hubert E. Nolin (SEAL)
Notary Public for South Carolina. My commission expires July 14, 1977

Gerardine Kelech

STATE OF SOUTH CAROLINA } COUNTY OF Greenville }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 16 day of March 19 70.

Hubert E. Nolin (SEAL)
Notary Public for South Carolina. My commission expires July 14, 1977

Gladys R. Huff

RECORDED this 24th day of March 19 70 at 11:27 A. M., No. #20806

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