

SEP 15 3 26 PM '70

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that MYRTLE W. BOWLING

in consideration of One Thousand Four Hundred and No/100-----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 BEN ROWLAND, his heirs and assigns;

ALL that piece, parcel or lot of land, in the State and County aforesaid, being known and designated as Lot No. 31 as shown on a Plat of Oxford Estates subdivision, recorded in the RMC Office for Greenville County in Plat Book W, at Page 158, and having according to said Plat the following description, to-wit:

BEGINNING at an iron pin on Caroline Street at joint front corners of Lots 30 and 31 and running thence 65 feet, more or less with the line of said Street to an iron pin at joint front corners of Lots 31 and 32; running thence 286.8 feet, more or less, with side line of Lot 32 to an iron pin at joint rear corners of Lots 31 and 32 and Cochran property; running thence 248.2 feet, more or less, with the line of Cochran property to an iron pin at joint rear corners of Lots 30 and 31; running thence 198.7 feet with the side line of Lot 30 to the iron pin at joint front corners of Lots 30 and 31 on Caroline Street, the point of beginning.

NO residence to cost less than \$8,500.00 shall be erected on said lots; no residence shall be erected on any lot unless said lot has 50 feet, or more, frontage; no residence shall be built on any lot nearer than 30 feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lots other than lots fronting on Staunton Bridge Road.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.



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No. 380 Sec 1

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 21st day of August 1970

SIGNED, sealed and delivered in the presence of:  
Myrtle W. Bowling (SEAL)  
Miriam Bowling (SEAL)  
Sara P. Bartol (SEAL)

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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of August 1970

Letty D. Howell (SEAL)  
Notary Public for South Carolina. My Comm. Expires 11/1/71  
Miriam Bowling

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER -- Grantor a Woman

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ (SEAL)

Notary Public for South Carolina.

RECORDED this 15 day of September 1970 at 3:36 P. M., No. 6398

166-252-1-63