

GREENVILLE, G. S. C.

JAN 18 9 47 AM '74

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STATE OF SOUTH CAROLINA  
COUNTY OF

DONNIE S. TANKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Essie Vaughn Elmore

In consideration of Ten Dollars, Love and Affection

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 Donald T. Elmore, all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located two miles Northwest from Greer, near Fairview Baptist Church, and being known as lot Twenty One (21) on plat Number One (1) of the R. B. Vaughn Estate, made by H. S. Brockman, surveyor, dated July 11, 1956, and recorded in plat book LL page 29, Greenville County R.M.C. Office, and having the following metes and bounds, to wit: Beginning at a stake at the joint front corner of lots 21 and 20 and running thence N 64-56 W, 90 feet along the South side of State Highway No. 415, to the east front corner of lot 22; thence S. 25-04 W. 375.6 feet along the East side of lot 22; thence N. 76-28 E., 115 feet to the West rear corner of lot 20; thence N. 25-04 E. 303.4 feet along the west side of lot 20 to a stake on said highway and the beginning corner.

The within described property is subject to the following restrictive and protective covenants. 1. That the within described property shall be used for residential purposes only. 2. That no dwelling or other buildings shall be erected or placed any closer than 40 feet to the road or street on which the property fronts. 3. That no dwelling shall be placed or erected on the property which has any less than 950 square feet of floor space.

That these restrictions and protective covenants are hereby imposed for the benefit of the present owners, of the property, their successors and assigns, any violation shall entitle the present owners, or their successors or assigns to bring proceedings in any court of jurisdiction to restrain any violation or attempted violation or for damages. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty five years. This being the same property conveyed to Essie Vaughn Elmore recorded in Volume 562, Page 456.

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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) 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 hand(s) and seal(s) this 16th day of January 19 74  
x Essie Vaughn Elmore (SEAL)

SIGNED, sealed and delivered in the presence of:

R. B. Harrell (SEAL)  
Anne J. Hammett (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 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 16th day of January 19 74

Anne J. Hammett (SEAL) R. B. Harrell

Notary Public for South Carolina.

My Commission Expires 4/21/79

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER

WOMAN GRANTOR

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, on 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)'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 19 day of January 19 74

Anne J. Hammett (SEAL)

Notary Public for South Carolina.

RECORDED this 18 day of JAN 18 1974 at 10:37 A.M. No. 20137

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