



STATE OF SOUTH CAROLINA,
County of GREENVILLE.

KNOW ALL MEN BY THESE PRESENTS That I, CHARLES T. MERRITT,

in the State aforesaid,

in consideration of the sum of Seven Hundred Seventy-five and no/100 (\$775.00) ----- 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 FRANK R. HUNT AND JOE B. WATSON:

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, in that section known as Sans Souci, about two miles North from the City of Greenville on Newland Avenue, said lot having the following lines, courses and distances, to-wit:

BEGINNING at an iron pin, joint front corner of Lot No. 52 and an unnumbered lot which iron pin is 154 feet from the Northeast intersection of Paris Mountain Avenue and an unnamed avenue (Newland) and running thence with the rear lines of Lots 52 and 53 N. 87-45 E. 125 feet to iron pin, joint rear corner with Lot 35; thence along the common line of Lot 35 N. 5-50 W. 50 feet to an iron pin, joint rear corner with Lot 36; thence with the rear line of Lots 36 and 37 S. 87-45 W. 125 feet to iron pin on unnamed avenue (Newland) joint front corner with Lot 37 which iron pin is 125 feet from Southeast Intersection of Blue Ridge Drive and an unnamed avenue (Newland); thence along unnamed avenue (Newland) S. 5-50 E. 50 feet to the beginning corner.

This is the identical property conveyed to the Grantor by Alexander's, Inc., successors to Charles T. Merritt Co., Inc., which deed is recorded in Deed Book 393 at page 263. The deed designates the property as Lot No. 50 on a plat recorded in Plat Book "0" at page 45, where-s it is actually an unnumbered lot on said plat.

The above property is in a restricted district and is sold subject to the following restrictions, which constitute a part of the consideration thereof.

1. Said property to be used for residential purposes only.
2. No residence is to be built thereon at a cost of less than \$2,500.00.
3. No house is to be built thereon nearer the eastern edge of said five (5) foot sidewalk running along Newland Avenue than twenty (20) feet.
4. Said property is sold subject to the easement of Parker Water and Sewer District to maintain a sewer line under the northern corner of said property.

Grantees agree to pay taxes for the year 1951.

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* 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, their Heirs and Assigns forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(x) 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 grantor's(x) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(x) hand and seal this 20th day of April in the year of our Lord One Thousand Nine Hundred and Fifty-one.

Signed, Sealed and Delivered in the Presence of

Martha E. Leathers
Florence Salsbury

Charles T. Merritt (Seal)

(Seal)
(Seal)

STATE OF SOUTH CAROLINA,
County of GREENVILLE

Personally appeared before me Martha E. Leathers

and made oath that she saw the within named grantor(s) sign, seal and as his witness deliver the within written deed, and that she, with Florence Salsbury witnessed the execution thereof.

Sworn to before me this 20th day of April, A. D. 1951.
Ellen T. Locksley (Seal)
Notary Public for South Carolina

Martha E. Leathers

STATE OF SOUTH CAROLINA,
County of GREENVILLE

RENUNCIATION OF DOWER

I, Burnet R. Maybank, Jr., a Notary Public for S.C.

do hereby certify unto all whom it may concern, that Mrs. Mary P. Merritt wife of the within named Charles T. Merritt 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 the grantee(s), their Heirs and Assigns, all her interest and estate, and also all 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 19th day of April, A. D. 1951.
Burnet R. Maybank, Jr. (Seal)
Notary Public for South Carolina

Mary P. Merritt

Recorded April 21st. 1951 at 10:05 A. M. #9276

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