

STATE OF SOUTH CAROLINA, 3 11 11
GREENVILLE COUNTY

Know All Men by These Presents:

That I, W. M. Edwards in the State aforesaid,
in consideration of the sum of Twenty-Four Hundred Fifty and No/100 (\$2450.00) -- DOLLARS,

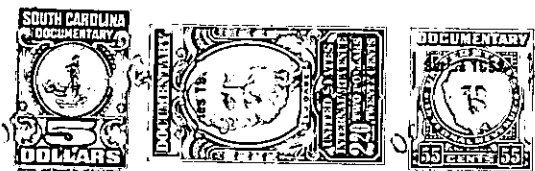
to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said James A. Howard and Lamar Kennedy, their heirs and assigns forever:

All those lots of land in Greenville County, State of South Carolina, in Chick Springs Township, on the Southeast side of Mabel Avenue, being shown as lots 264 and 265, on plat of property of Robert J. Edwards made by Dalton & Neves in May 1951, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Mabel Avenue, at the joint front corner of lots 265 and 266, and running thence with line of lot 266, S. 47 E. 200 feet to an iron pin; thence S. 43 W. 200 feet to an iron pin at rear corner of lot 263; thence with line of lot 263, N. 47 W. 200 feet to an iron pin on Mabel Avenue; thence with the Southeast side of Mabel Avenue, N. 43 E. 200 feet to the point of beginning.

It is understood that this conveyance is made subject to the following restrictions which are expressly made a part of the consideration therefor:

1. This property shall be used exclusively for residential purposes.
2. No dwelling shall be erected upon either of said lots to cost less than \$10,000.00 dollars nor contain less than 1200 square feet of floor space exclusive of porches and breezeways.
3. No dwelling shall be constructed nearer than 50 feet from the front property line.



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 their 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.

Witness the grantor's(s) hand and seal this 30 day of September in the year of our Lord One Thousand Nine Hundred and Fifty-Two

Signed, Sealed and Delivered in the Presence of

J. L. Love } *W. M. Edwards* (Seal)
 _____ } _____ (Seal)
 _____ } _____ (Seal)
 _____ } _____ (Seal)

STATE OF SOUTH CAROLINA, Greenville County } Personally appeared before me Ena W. King

and made oath that she saw the within named grantor(s) W.M. Edwards sign, seal and as his act and deed deliver the within written deed, and that she, with J. L. Love witnessed the execution thereof.

Sworn to before me this 30 day of September, A. D. 1952

J. L. Love } *Ena W. King*
 _____ } _____
 Notary Public for South Carolina (Seal)

STATE OF SOUTH CAROLINA, Greenville County } RENUNCIATION OF DOWER I, J. L. Love Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred S. Edwards wife of the within named W. M. Edwards 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 James A. Howard and Lamar Kennedy, their Heirs and Assigns, all her interest and estate, and also 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 30 day of September, A. D. 1952

J. L. Love } *Mildred S. Edwards*
 _____ } _____
 Notary Public for South Carolina (Seal)

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
 Recorded this 17th day of October 19 52, at 8:37 A. M., No. #23060

P15-9-1-88489