STATE OF SOUTH CAROLINA 17 12 24 Hi and

GREENVILLE COUNTY

Know All Men by These Presents:

in consideration of the sum of Thirty-Three Hundred Twenty-Five and no/100 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 D. Ashmore and Ruth ". Ashmore
All that lot of land near Greenville, South Carolina, Clarendon Avenue, as will more fully appear by reference to plat by Dalton & Neves, engineers, made July 1953 and recorded in R. M. C. Office for Greenville County in Plat Book, and described thereby as follows:
Beginning at an Iron Pin on Clarendon Ave., North side, 1201 last of M. H. Harmon property line, thence N34-544 2001 to I. P., thence S65-CW 1001 to I. P., thence S34-54E 2001 along right-of-way to I. P. on Clarendon Ave., thence E65-CE 1001 along Clarendon Ave. to point of beginning, being a portion of the property deeded to me by The Life Insurance Company of Virginia by Deed dated August 7, 1939 and recorded in Deed Book 213, Page 174 in the R. H. C. Office for Greenville County.
This conveyance is subject to the following agreements, covenants and restrictions, which agreements, covenants and restrictions run with the land, and which restrictions shall continue in force for 25 years from date hereof:
(1) The premises conveyed shall be used only for residential curposes. (2) No building shall be erected closer to the line of Clarendon Ave. than
(3) No residence shall be erected toon the promises at a cost of less than 12,000.00.
Grantor shall pay 1953 taxes.
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') 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 day of fully in the year of our Lord One Thousand Nine Hundred and Fifty-Three
Signed, Sealed and Delivered in the Presence of (Seal) (Seal) (Seal)
State of South Carolina, Personally appeared before me Janie B. Turner
Greenville County and made oath that the saw the within named grantor(s) E. S. Ballenger
written deed, and that she, with Salten, sign, seal and as his act and deed deliver the within witnessed the execution thereof.
Sworn to before me this day of A. D. 19 53 Notary Public for South Carolina
State of South Carolina, RENUNCIATION OF DOWER
Greenville County 1, Ja Hung Notary Public, do hereby certify
unto all whom it may concern, that Mrs. Daisy B. Ballenger, wife of the within named S. S. Ballenger, 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 Jares D. Asserore and Ruth H. Ashmore, 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.

Daisy B. Ballunger Cancelled documentary stamps attached: S. C. \$_____; U. S. \$_____;

___M., No__**#16015**