

STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

Know All Men by These Presents:

That EMIL WAGENER ALLEN,

in consideration of the sum of Two Thousand Seven Hundred Fifty 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 DAVE C. GUNTER and DORIS BELL GUNTER, their heirs and assigns, forever:

ALL that lot of land situate, lying and being on the South side of East Tallulah Drive in the City of Greenville, being shown as the rear portion of Lots 35 and 36 on plat of Property of D. T. Smith made by C. M. Furman, Jr., Engineer, March 5, 1923, recorded in the RMC Office for Greenville County, S. C., in Plat Book F, page 108, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the South side of East Tallulah Drive in the line of Lot No. 35, said pin being 100 feet West from the Southwest corner of the intersection of East Tallulah Drive and Ioka Street, and running thence with the South side of East Tallulah Drive, S. 64-20 W., 100 feet to an iron pin at corner of Lot 33; thence along the line of Lot 33, S. 25-40 E., 200 feet to an iron pin at rear corner of Lot 37; thence along the line of Lot 37, N. 64-20E. 100 feet to an iron pin; thence running through Lots 35 and 36, N. 25-40 W., 200 feet to an iron pin on the South side of East Tallulah Drive, the beginning corner.

THIS is part of the property conveyed to Emil Wagener Allen by deed of Margaret J. Earle and Ann Earle Johnson dated March 26, 1945, recorded in the RMC Office for Greenville County, S. C., in Deed Book 273, page 372.

THIS property is conveyed subject to the following restrictions:

- (1) This property shall be used for residential purposes only, and any residence constructed on said lot shall not be nearer than 40 feet to East Tallulah Drive
- (2) Only one dwelling shall be constructed on said lot and said dwelling shall cost not less than \$7500.00

GRANTEE to 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(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 18th day of September in the year of our Lord One Thousand Nine Hundred and Fifty-three

Signed, Sealed and Delivered in the Presence of

Francis B. Holtzclaw
Patrick C. Fant

Emil Wagener Allen (Seal)



State of South Carolina, Greenville County

Personally appeared before me Frances B. Holtzclaw

and made oath that she saw the within named grantor(s) Emil Wagener Allen written deed, and that she, with Patrick C. Fant

sign, seal and as his act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 18th day of September, A. D. 19 53. Patrick C. Fant (Seal) Notary Public for South Carolina

Francis B. Holtzclaw

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, Patrick C. Fant, Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Irene H. Allen wife of the within named Emil Wagener Allen 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 Dave C. Gunter and Doris Bell Gunter, 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 18th day of September, A. D. 19 53. Patrick C. Fant (Seal) Notary Public for South Carolina

Irene H. Allen

Cancelled documentary stamps attached: S. C. \$; U. S. \$; Recorded this 19th day of September 19 53 at 9:05 A. M., No. #20796

205-2-142