## STATE OF SOUTH CAROLINA, R. M.C.

## GREENVILLE COUNTY

## Know All Men by These Presents:

I, D. B. Tripp, in consideration of the sum of Twenty-five hundred no/100 in the State aforesaid, 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

Arthur H. Moehlenbrock and Dorothy B. Moehlenbrock, their heirs and assigns forever:

All that tract of land in Paris Mountain Township, Greenville County, South Caroling near the Duncan Chapel doad, being a portion of the J. E. Thackston Home Place, and having the following metes and bounds according to survey and plat by C. O. Riddle, L. s., January 28, 1954: BEGINNING at an iron pin on the west side of Montague Circle, at corner of lot conveyed to Dorothy Richey (which lot is shown as Lot No. 13 on plat recorded in Plat Book EE, page 33) and running thence with Montague Circle S. 11-58 W. 100 feet; thence still with Montague Circle 3. 6-20 W. 100 feet; thence still with Montague Circle S. 2-51 E. 54 feet; thence S. 16-30 m. crossing Meedy River, 937 feet to iron pin at corner of Lucile morris; thence with Morris line N. 36-45 W. 448.5 feet to iron pin; thence still with Morris line N. 41-30 %. 508 feet to iron pin at Bridwell corner; thence with Bridwell line crossing deedy River N. 36-00 E. 1234.2 feet to iron pin on Laston Street; and thence with the south side of said street S. 70-40 E. 149 feet to iron pin at corner of lot conveyed to Geo. E. & Hattie B. Dunn; thence J. 19-20 W. 500 feet to iron pin; and thence S. 70-40 E. 200 feet to beginning corner, being a portion of the same conveyed to me by P. K. Thackston, et al, by deed dated January 31,1947.

This conveyance is subject to a fifty-foot right of way reserved for a road extending along the southern boundary, along the Lucile Morris line.

This property is conveyed subject to the following conditions and restrictions: (1) Said property is to be used for residential purposes only. (2) No residence shall be erected on the property costing less than +6,500.00. (3) No building shall be erected nearer to Montague Circle or nearer to maston Street than 40 feet. (4) NO hogs shall be kept on the premises; (5) No residence is to be built facing on montague Circle or on Easton Street, unless the lot has 100 feet, or more, of street frontage.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises be-

longing, 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, 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.

lst

Witness the grantor's(s') hand

of our Lord One Thousand Nine Hundred and

day of February

in the year

(Seal)

(Seal) (Seal) (Seal)

(Seal)

Signed, Sealed and Delivered in the Presence of una In 12

fifty-four

this

Anna ... Beaty

(Seal)

and seal

State of South Carolina, Greenville County

Personally appeared before me

T. R. Hachen

he saw the within named grantor(s) D. B. Tripp

Notary Public for South Carolina

sign, seal and as his

act and deed deliver the within witnessed the execution thereof.

Sworn to before me this 15t February D. 19\_54

he, with

o M. Thacher

State of South Carolina,

Greenville County

GRANTOR A LIDDHER RENUNCIATION OF DOWER

Notary Public, do hereby certify

written deed, and that

ucern, that Mrs.

e me, and upon being privately and separately examined by me, did declare that she does freely, voly compulsion, dread or fear of any person or persons whomsoever, renounce, release, and forever re-Heirs and Assigns, all her interest and

tht and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIV 275 recognition hand and seal this, A. D. 19	
Notary Public for South Carolina	

Cancelled documentary star	nps attached: S. C. \$;	U. S. \$	8:41 A.M.	
Recorded this3rd	day of Februar	y <sub>19</sub> <b>54</b> ,	atM., No	#2500