

BOOK 641 PAGE 52
STATE OF SOUTH CAROLINA,

GREENVILLE COUNTY

DEC 19 59

Know All Men by These Presents:

That we, B. Eugenia Hudson and W. Harold Hammett, as Executors of the Estate of Eula L. Hammett, deceased, in the State aforesaid, in consideration of the sum of Seventeen Hundred and no/100 (\$1,700.00) 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 Hugh B. Marljar and Ruth Ann Marljar, their heirs and assigns forever:

All that certain piece, parcel or tract of land lying and being on the northwesterly side of Hammett Road, sometimes referred to as Cardinal Lane, and containing 4 acres according to a plat entitled "Property of Hugh B. and Ann Marljar", made by H. S. Brockman, dated November 19, 1959, and having according to said plat the following metes and bounds, to-wit: BEGINNING at a nail in the center of Hammett Road, joint corner with property of Brewer, and running thence along the center of said Road, N 34-40 E 150 feet to a nail; thence continuing with the center of said Road N 39-10 E 300 feet to a nail; thence leaving said Road and along property of the Estate of Eula L. Hammett, N 37-20 W 346 feet to an iron pin; thence S 52-40 W 435.2 feet to an iron pin in the line of Brewer; thence along the Brewer line S 37-20 E 463.2 feet to a nail, the point of beginning.

For the Estate of Eula L. Hammett, see Probate Judge's Office, Apartment 674, File 16.

The above described property is conveyed subject to the following restrictions: (1) This property shall be used for residential purposes only. (2) No dwelling shall be erected on this property costing less than \$11,000.00. (3) No lot shall be subdivided out of this tract to contain less than 15,000 square feet. (4) No more than four residential dwellings shall be erected on said tract. (5) No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence. (6) No noxious or offensive trade or activity shall be carried on upon said tract, nor shall anything be done thereon which may be or become a nuisance to the neighborhood. (7) All sewerage disposal shall be by septic tank meeting the approval of the State Board of Health, or by municipal sewerage system. (8) No hogs or hog pens shall be kept or maintained on said premises, and no cows, chickens or other domestic fowls or animals shall be raised on said premises on a commercial basis.

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) successors and assigns 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) successors and assigns 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 1st day of December in the year of our Lord One Thousand Nine Hundred and Fifty-Nine.

Signed, Sealed and Delivered in the Presence of

Schafer B. Kendrick
Eunice D. Shelton
B. Eugenia Hudson (Seal)
W. Harold Hammett (Seal)
As Executors of the Estate of Eula L. Hammett, Deceased. (Seal)

State of South Carolina, }
Greenville County

Personally appeared before me Eunice D. Shelton

and made oath that she saw the within named grantor(s) B. Eugenia Hudson and W. Harold Hammett, as Executors of the Estate of Eula L. Hammett, Deceased, sign, seal and as their act and deed deliver the within written deed, and that she, with Schaefter B. Kendrick witnessed the execution thereof.

Sworn to before me this 1st day of December, A. D. 19 59
Schafer B. Kendrick (Seal)
Notary Public for South Carolina

Eunice D. Shelton

State of South Carolina, }

RENUNCIATION OF DOWER GRANTORS- EXECUTORS
Notary Public, do hereby certify



Upon being privately and separately examined by me, did declare that she does freely, without dread or fear of any person or persons whomsoever, renounce, release, and forever Heirs and Assigns, all her interest and estate, Dower of, in or to all and singular the premises within mentioned and released.

this _____ day of _____, A. D. 19 _____
(Seal)
Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____
Recorded this 18th day of December 19 59 at 3:35 P.M. No. #17820
535-4-643 017 OF 535-4-64