

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MAR 16 12 22 PM 1961



KNOW ALL MEN BY THESE PRESENTS, that I, M. W. Fore

in consideration of Five Hundred & NO/100 (\$500.00) - - - - - Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto C. N. Spencer and Willie Mae Spencer, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 23, as shown on a Plat of Valencia Estates by W. N. Willis, Engineers, dated November 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM, at Page 179, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on Valencia Drive, joint front corners of Lots Nos. 22 and 23 and running thence along the line of said lots, S. 4-32 W. 180 feet to iron pin rear corner of Lots 34 and 35; thence running with rear line of Lot 34, S. 85-28 E. 80 feet to iron pin rear corner of Lot 24; thence running with line of said lot, N. 4-32 E. 180 feet to iron pin on Valencia Drive; thence running with Valencia Drive, N. 85-28 W. 80 feet to iron pin at point of beginning.

NO residence to cost less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than thirty-five (35) feet to the front line; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks; all lots to be used for residential purposes only.

THIS conveyance is subject to restrictions, covenants and conditions as recorded in the R. M. C. Office for Greenville County.

GRANTEE to pay 1961 taxes.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 7th. day of March 19 61. *M W Fore* (SEAL)

SIGNED, sealed and delivered in the presence of:
J. Earlene Watson (SEAL)
Hazel Christie (SEAL)

STATE OF SOUTH CAROLINA PROBATE
COUNTY OF GREENVILLE Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 7th. day of March 19 61.
J. Earlene Watson (SEAL) *Hazel Christie*

STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER
COUNTY OF GREENVILLE I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, 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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7th. day of March 19 61.
J. Earlene Watson (SEAL) *Aubrey C. Fore*

RECORDED this 16th day of March 19 61 at 12:22 P.M. M., No. #22819

NG6.3-4-60