

OCT 16 3 57 PM 1961

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, W. M. Morgan and Dolores J. Morgan

in consideration of three hundred dollars (\$300.00) 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 Charles Edward Watkins, his heirs and assigns forever:

All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, being known as Lot No. 1 (one) as shown on plat of property of W. M. Morgan and Dolores J. Morgan, prepared by Terry T. Dill, April, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book WW, at page 140, and described as follows:

BEGINNING at an iron pin at corner of Hellene Street and Emile Avenue, and running thence along Hellene Street, N. 60-12 E., 148.7 feet to iron pin corner of Lot No. 12; thence along the line of Lot No. 12, N. 29-48 W. 83 feet to iron pin rear corner of Lot No. 2; thence along the line of Lot No. 2, S. 60-20 W. 162 feet to iron pin on Emile Avenue; thence along Emile Avenue S. 38-49 E. 84 feet to the beginning corner.

For deed to grantors see Deed Book 663 at page 321.

This property is conveyed subject to the following restrictions:
(1) Said lot shall be used for residential purposes only, and
(2) The ground floor area of any residence constructed thereon shall be at least 1000 square feet.



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 23rd day of June 19 61.

SIGNED, sealed and delivered in the presence of:

W. M. Morgan (SEAL)
Dolores J. Morgan (SEAL)
Dorothy Mae Bress (SEAL)
James D. McKinney Jr. (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

PROBATE

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.

Subscribed to before me this 23rd day of June 19 61.

James D. McKinney Jr. (SEAL)
Dorothy Mae Bress

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

RENUNCIATION OF DOWER

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 23rd day of June 19 61.

James D. McKinney Jr. (SEAL)
Dolores J. Morgan

RECORDED this 16th day of October 1961, at 3:57 P. M., No. 9841.

236-4-7