

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY



FEB 6 3 25 PM 1963

Know All Men by These Presents:

That we, J. R. Chandlee, Jr. and George H. Hipp in consideration of the sum of Five Thousand Five Hundred and no/100-----

OLLIE FARMWORTH R. M. C. 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 Harold T. Newton, his heirs and assigns forever:

All that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northeast side of Mohaw Drive and having, according to a plat of the property of Mabel K. Graham, prepared by Piedmont Engineering Service, December, 1960, the following metes and bounds, to-wit:

Beginning at an iron pin on the northeast side of Mohawk Drive at the joint front corner of property now or formerly owned by League and running thence N. 24-52 E. 168.2 feet to iron pin; thence S. 55-27 E. 125.0 feet to iron pin; thence S. 26-31 E. 113.8 feet to a branch; thence with the branch as the line, the following courses and distances: S. 72-49 W. 49.0 feet; thence S. 4-42 W. 53.3 feet; thence S. 65-50 E. 73.3 feet; thence S. 0-38 W. 88.7 feet to a point at the intersecting branches; thence up the intersecting branch N. 65-05 W. 97.7 feet to a point on the northeast side of Mohawk Drive; thence with the northeast side of Mohawk Drive N. 33-50 W. 97.5 feet; thence N. 50-45 W. 134.0 feet to the point of beginning.

Being the same property conveyed to the Grantors herein by Mabel K. Graham by deed of record in the R. M. C. Office for Greenville County in Deed Book 665 at Page 171, said deed being dated December 14, 1960.

The grantee agrees that any residence constructed on this premises shall contain no less than 2,000 square feet of heated floor space which restriction shall be a covenant running with the land and binding on the grantee, his heirs and assigns. Only one residential structure shall be constructed upon this premises, 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 his 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 31st day of January in the year of our Lord One Thousand Nine Hundred and Sixty-three.

Signed, Sealed and Delivered in the Presence of Ann P. Armstrong, J. Brantley Phillips, Jr.

George H. Hipp (Seal), J. R. Chandlee, Jr. (Seal)



State of South Carolina, Greenville County

Personally appeared before me Ann P. Armstrong

and made oath that she saw the within named grantor(s) J. R. Chandlee, Jr. and George H. Hipp sign, seal and as their act and deed deliver the within written deed, and that she, with J. Brantley Phillips, Jr. witnessed the execution thereof.

Sworn to before me this 31st day of January, A. D. 19 63. Ann P. Armstrong (Seal) Notary Public for South Carolina

J. Brantley Phillips, Jr. (Seal)

State of South Carolina, Greenville County

RENUNCIATION OF DOWER

I, J. Brantley Phillips, Jr. Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mariana W. Chandlee and Mrs. Ireta E. Hipp, wives of the within named J. R. Chandlee, Jr. and George H. Hipp, respectively 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 Harold T. Newton, his 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 31st day of January, A. D. 19 63. J. Brantley Phillips, Jr. (Seal) Notary Public for South Carolina

Mariana W. Chandlee, Ireta E. Hipp

Recorded this 6th day of February 19 63, at 3:25 P.M., No. #19856

186-1-21-615