

GREENVILLE  
APR 8 10 07 AM 1964  
OLLIE F. WORTH  
R.M.C.

BOOK 746 PAGE 228

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

For True Consideration See Affidavit  
Book 26 Page 51

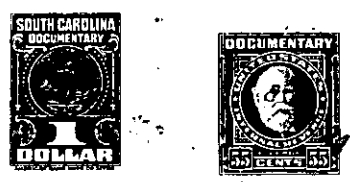
KNOW ALL MEN BY THESE PRESENTS, that G. Sidney Garrett

in consideration of Five Hundred and no/100 - - - - - Dollars,  
and assumption of mortgage  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Lester R. Phillips and Mary Alice S. Phillips, their heirs and assigns forever:

All that certain piece, parcel or lot of land in Austin Township, Greenville  
County, State of South Carolina, known and designated as lot No. 36 in the  
subdivision known as Hunters Acres according to a survey and plat made by  
W. J. Riddle in May, 1952 and recorded in the R. M. C. Office for Greenville  
County in deed book "BB", page 41, reference to which is hereby craved for  
more complete description.

This is the same property conveyed to me by J. R. Richardson, ~~XXXXXX~~ by deed  
dated August 9, 1963 and recorded in deed book 727, page 472 in the R. M. C.  
Office for Greenville County.

The above described lot is conveyed subject to the following restrictions which  
shall enure to the benefit of the owners of all other lots in said subdivision:  
(1) No residence costing less than \$3,000.00 or having less than 720 sq. feet  
of floor space shall be erected upon said lot. (2) No residence constructed  
upon said lot shall be occupied until construction of said residence is en-  
tirely completed. (3) The roof of any residence constructed upon said lot  
shall be of asbestos material. (4) No outside toilets shall be permitted on  
said lot. (5) No hogs shall be maintained on said premises. (6) No residence  
shall be constructed nearer than 45 feet from the street line upon which said  
line abutts.



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

WITNESS the grantor's(s)' hand(s) and seal(s) this day of March, 19 64.  
G. Sidney Garrett (SEAL)  
SIGNED, sealed and delivered in the presence of:  
Maudie B. Richardson (SEAL)  
J. R. Richardson (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 27 day of March, 1964.  
J. R. Richardson (SEAL)  
Notary Public for South Carolina. Maudie B. Richardson

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 re-  
linquish unto the grantee(s) and the grantee(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 27 day of March, 19 64.  
J. R. Richardson (SEAL)  
Notary Public for South Carolina. Mary C. Garrett

RECORDED this 8th day of April 19 64, at 10:07 A. M., No. 28542

899-304-3-24