## STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that

Fred Aiken,

for and

in consideration of

Nine Thousand, Eight Hundred and no/100 (\$9,800.00)

Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release

Annie Lee Bridwell , her heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Paris Mountain Township, Greenville County, State of South Carolina, designated as Lot No. 17 on a plat of property of R. W. Jones, same prepared by J. M. Richardson, on June 23, 1954, and recorded in the R.M.C. Office for Greenville County, in Plat Book S at page 102, and according thereto having the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of  $oldsymbol{W}$ ardview Avenue at the joint front corner of lots 17 and 18, and running thence N. 24-42 W. 185.1 feet to an iron pin; thence S. 64-00 W. 106 feet to an iron pin; thence S. 2.49 E. 100 feet along Albian Circle; thence along the curve of said circle 31.8 feet to an iron pin; thence along Wardview Avenue N. 77-10 E. 123.6 feet to an iron pin at the point of BEGINNING, and being the same property conveyed to me by deed from Walter C. Hopkins, dated July 10, 1958, and recorded in the R.M.C. Office aforesaid in Deed Book 601 at page 488.

The above described property is hereby conveyed subject to the following covenants and restrictions, to wit:

- (1) The property shall be used for residential purposes only;
- No dwelling shall be erected on said property with less than 1100 square feet of floor space, exclusive of porches and attached garage or other structures;
- Each dwelling shall have approved composition roof, and shall have 24 inches clearance of the ground at the lowest point; and,
- Each dwelling shall be set back from the street at least 40 feet, and shall (4) be in line with other dwellings which may be over 40 feet from the street.

The grantee herein, as a part of the above stated consideration, promises and agrees to pay, and assumes the payment of, Four Thousand, Five Hundred (\$4,500.00) of that certain mortgage debt over said property executed by Walter C. Hopkins to the Fidelity Federal Savings and Loan Association under date of August 26, 1955, and recorded in the R.M.C. Office aforesaid in Mortgage Book 649 at page 541. Taxes for 1964 pro-rated and payment thereof assumed by grantee.

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 18th day of June cel Aiken (SEAL) SIGNED, sealed and delivered in the presence of: (SEAL) (SEAL)

STATE OF SOUTH CAROLINA

PROBATE '

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

(SEAL)

SWORN to before me this 18th day of June 50

1964 .

· () Notary Public for South Carolina

## NUNCIATION OF DOWER

ed Notary Public, do hereby certify unto all whom it may concern, that the undersigned this day appear before me, and each, upon being privately and separately examined by y compulsion, dread or fear of any person whomsoever, renounce, release and forever resonand assigns, all her interest and estate, and all her right and claim of dower of,

day of



Notary Public for South Carolina.

RECORDED this 18th . day of June

<u>· 19 64, at 11:53</u>

A. M., No. 35766

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