

JUN 20 12 54 PM 1966

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

OLLIE FARNSWORTH
R.M.C.

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

in consideration of - - Five Hundred Ninety and No/100 (\$590.00) - - - - - 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

J. H. Spires and Lue Mae Spires, 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. 45 as shown on a Plat of Valencia Estates by W. N. Willis, Engineers, dated November 19, 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 description, to-wit:

BEGINNING ON Seville Street at an iron pin at joint front corners of Lots 38 and 45 and running thence 104.3 feet with the line of said Street to an iron pin at joint front corners of lots 45 and 46; running thence 132 feet with the side line of lot 46 to an iron pin at joint corners of lots 44, 45 and 46; running thence 50 feet with the side line of lot 44 to an iron pin at joint rear corners of lots 39, 40, 44 and 45; running thence 163.7 feet with the rear line of lot 39 and side line of lot 38 to the iron pin on Seville Street at joint front corners of lots 38 and 45, the point of beginning.

NO residence to cost less than \$10,000.00 shall be erected on any lot; no residence shall be erected on lots nearer than 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 made subject to all rights of way of record.

GRANTEE to pay taxes for the year of 1966.



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 17 day of June 19 66.

SIGNED, sealed and delivered in the presence of:

M. W. Fore (SEAL)

Virginia Watson (SEAL)
Elizabeth Cantrell (SEAL)

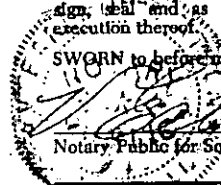
STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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)' act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17 day of June 19 66.

Elizabeth Cantrell (SEAL)



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 17 day of June 19 66.

Aubrey C. Jones (SEAL)

Virginia Watson (SEAL)
Notary Public for South Carolina.

RECORDED this 20th day of June 19 66 at 12:54 P. M., No. 35849

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WG-63-4-82