

AUG 23 4 25 PM '71

KNOW ALL MEN BY THESE PRESENTS, that we, OLLIE FARNSWORTH
R. M. C.

J. T. Massey and Sudie W. Massey,

in consideration of One Thousand, Seventy-One and no/100 (\$1,071.00) 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

Nancy Mildred Thomason, Her Heirs and Assigns,
Forever:

ALL that certain piece, parcel or lot of land situate, lying and being in or near the Town of Mauldin, in Greenville County, State of South Carolina, containing 0.14 acre, more or less, on the northwest side of Sunset Drive, and having according to a supplement added on July 8, 1971, to a plat made June 5, 1969, all by T. H. Walker, Jr., the following metes and bounds, to wit:

BEGINNING at an iron pin on the northwest side of said Sunset Drive, at corner of property now or formerly owned by the grantee herein, and running thence with line of said property N. 27-25 W. 200 feet to an iron pin; thence N. 62-35 E. 30.6 feet to an iron pin; thence S. 27-25 E. 200 feet to an iron pin on the northwest side of said Sunset Drive, same being 400 feet S. 62-35 W. from U. S. Rte. 276; thence S. 62-35 W. 30.6 feet to the beginning corner.

The above described property is being conveyed subject to the following restrictions: (1) said property shall be used for residential purposes only; (2) no dwelling shall be erected thereon with less than 2,000 square feet of floor space, exclusive of porches; (3) no dwelling shall be erected thereon nearer to Sunset Drive than 75 feet; (4) no strip shall be cut from said lot, nor shall it be sub-divided, nor shall more than one residence be erected thereon; (5) no garage building or trailer to be used for permanent residential purposes; and (6) any sewer system used must be approved by the South Carolina State Board of Health and by the appropriate officials of the Town of Mauldin, South Carolina.

This property is also being conveyed subject to all easements and rights-of-way, if any, of record, and subject to all other restrictions, if any, applicable to said property, and of record.

The above described property is a portion of the property acquired by J. T. Massey by deed from J. P. Whatley, and is a portion of the property acquired by Sudie W. Massey by deed from J. T. Massey, all of which are of record in the R. M. C. Greenville County, South Carolina.

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 29th day of July 19 71.
SIGNED, sealed and delivered in the presence of:

J. T. Massey (SEAL)
Sudie W. Massey (SEAL)

Joyce H. Mc Donald (SEAL)
PROBATE SOUTH CAROLINA DOCUMENTARY DOLLAR SOUTH CAROLINA DOCUMENTARY DOLLAR
Greenville County Stamps (SEAL)
Act No. 380 Sec. 1

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and do 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 6 day of August 19 71
Joyce H. Mc Donald (SEAL)

Notary Public for South Carolina.
My Commission Expires September 2, 1979

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 6 day of August 19 71.
Joyce H. Mc Donald (SEAL)
Sudie W. Massey (SEAL)

Notary Public for South Carolina. 9-2-79
RECORDED this 23rd. day of August 19 71 at 4:25 P. M., No. #5558

PT. 118.1-1-77 (O. 144)
799 - OUT OF 118.1-1-77