

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARM NORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, James K. McHugh

in consideration of One (\$1.00) Dollar and love and affection -----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Irene K. McHugh, her heirs and assigns forever:

All of my right, title and interest in and to all that certain piece, parcel or lot of land in Austin Township, Greenville County, State of South Carolina and lying on the East side of Highway No. 276 two miles north of Simpsonville, S. C. and beginning at an iron pin at the corner of Highway No. 276 and Beechwood Drive; thence running along Beechwood Drive N. 52-09 E. 188.5 ft. to an iron pin on bank of dirt road; thence N. 31-15 W. 116.7 ft. to an iron pin; thence S. 54-10 W. 223 ft. to an iron pin; thence S. 47-30 E. 125.5 ft. to the beginning point.

This being a portion of the property conveyed to Maude B. Richardson by D. L. Bramlett by deed dated 24 February, 1938 and recorded in the R. M. C. Office for Greenville County in Deed Book 202, page 155 and by D. L. Bramlett as Executor and Trustee and Beatrice Bramlett Howard by deed dated 24 February, 1938 and recorded in the R. M. C. Office for Greenville County in Deed Book 202, page 154.

This being the property conveyed to me by Maude B. Richardson by deed dated 4 February, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Book 592, page 213.

This property is conveyed subject to the following restrictions:

1. This property shall be used solely and exclusively for one single family residential dwellings.
2. No commercial activity of any sort shall be located in this subdivision.
3. No lot shall be recut so as to face in any direction other than as shown on the recorded plat.
4. No residence shall be located on this lot nearer than the setback line as shown on map of Beechwood Hills Subdivision and in no case less than 20 feet.
5. No residence shall be erected on this lot with a ground floor area of less than 1400 square feet exclusive of open porches and garages. No concrete blocks shall be visible from the exterior of the house and no asbestos shingles shall be used.

SEE OTHER SIDE

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)' 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 lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 26th day of January 1968

SIGNED, sealed and delivered in the presence of:

James K. McHugh (SEAL)

Mike L. Gotschaw (SEAL)

Earl D. Hall (SEAL)

_____ (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of January 1968

Earl D. Hall (SEAL)

Mike L. Gotschaw

Notary Public for South Carolina.
My Commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

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)' 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

_____ day of _____ 19____

_____ (SEAL)

Notary Public for South Carolina.

RECORDED this _____ day of _____ 19____ at _____ M., No. _____

205-1-5-5