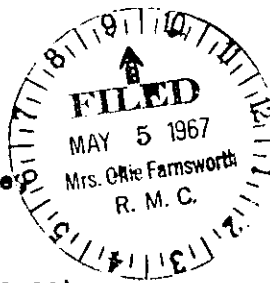


STATE OF SOUTH CAROLINA  
COUNTY OF Greenville



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

in consideration of - - Six Hundred and No/100 (\$600.00) - - - - - 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

George R. Shirar and Eileen E. Shirar, 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. 12, 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, having according to said plat the following descriptions, to-wit:

Lot No. 12:

BEGINNING on Valencia Drive at an iron pin at joint front corners of Lots 11 and 12 and running thence 80 feet with the line of said Drive to an iron pin at joint front corners of lots 12 and 13; running thence 180 feet with the side line of lot 13 to an iron pin at joint rear corners of lots 12 and 13; running thence 80 feet with the rear line of lot 12 to an iron pin at joint rear corners of Lots 11 and 12; running thence 180 feet with the side line of lot 11 to the iron pin at joint front corners of lots 11 and 12 on Valencia Drive, 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 1967.

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 26 day of April 19 67.

SIGNED, sealed and delivered in the presence of:

*Handwritten signatures of witnesses: Harlene Watson and Carol R. Black*

*Handwritten signature of M. W. Fore* (SEAL)  
\_\_\_\_\_  
(SEAL)  
\_\_\_\_\_  
(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(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 26 day of April 19 67.

*Handwritten signature of Notary Public J. Carlene Watson* (SEAL)  
Notary Public for South Carolina.

*Handwritten signature of Carol R. Black*

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

26 day of April 19 67  
*Handwritten signature of Notary Public J. Carlene Watson* (SEAL)  
Notary Public for South Carolina.

*Handwritten signature of Aubrey C. Jones*

RECORDED this 5th. day of May 19 67 at 9:15 A. M., No. 26791.

150-NG-63-4-29