

KNOW ALL MEN BY THESE PRESENTS, that ^{CONNIE S. LARKESLEY} ~~Y.~~ ^{MELVIN R. YOUNTS,} ~~MELVIN R. YOUNTS,~~

in consideration of Five Thousand and No/100 (\$5,000.00) ----- 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 Jerry Sims, his heirs and assigns forever:

ALL that piece, parcel or lot of land lying, being and situated in Fairview Township, County of Greenville, State of South Carolina, on the Western side of Fountain Inn Drive in accordance with plat dated May 29, 1975 by Montgomery Surveying and Mapping Company containing 4.43 acres and being more fully described, to-wit:

BEGINNING at an iron pin at the intersection of Goldsmith Road and Fountain Inn Drive, and running thence S. 79-31 W. 100 feet to a nail cap in the center of Goldsmith Road; thence continuing along the center of Goldsmith Road, S. 66-56 W. 100 feet to a nail cap; thence S. 53-53 W. 100 feet to a nail cap; thence S. 47-59 W. 100 feet to a nail cap; thence S. 49-38 W. 166.95 feet to a nail cap; thence turning and running S. 25-44 W. 39.4 feet to a nail cap; thence S. 25-44 W. 315.07 feet to an iron pin; thence turning and running S. 63-13 E. 300 feet to a nail cap in the center of Fountain Inn Drive; thence turning and running N. 25-44 E. 295.2 feet to a nail cap; thence S. 25-44 E. 532.23 feet to an iron pin, being the point of beginning.

This being a portion of the property as conveyed to grantor by deed dated April 12, 1974, and recorded in the R.M.C. Office for Greenville County in Deed Book 999, Page 615, and by deed dated April 29, 1974, recorded in the R.M.C. Office for Greenville County in Deed Book 999, Page 617.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

Grantor to pay 1975 County Taxes.

This conveyance is subject to the following restrictions until Jan. 1, 2025:

1. This property must be used for residential purposes only.
2. No offensive or obnoxious activity is allowed.
3. All structures must be at least 75 feet back from the street and nothing of a permanent nature maintained within the 75 feet except trees, shrubs and beautification items.

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 16 day of June, 1975

SIGNED, sealed and delivered in the presence of:

Jerry Sims
Belva C. Cooper

[Signature] (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 written deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 16 day of June 1975.

Belva C. Cooper (SEAL)
Notary Public for South Carolina

My commission expires 12/2/79

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 grantor(s) and the grantor(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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of June 1975

Belva C. Cooper (SEAL)
Notary Public for South Carolina

My commission expires 12/2/79

RECORDED this _____ day of JUN 23 1975 at 3:05 P. M., No. 30145

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