

Grantee's address: Rt. 3
Greer, S. C. 29651

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUX, Attorneys at Law. Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

VOL 1081 PAGE 680

JUN 21 4 27 PM '78
H. Dean Bruce, Sr.
NOTARY PUBLIC

KNOW ALL MEN BY THESE PRESENTS, that

In consideration of Two Thousand Two Hundred and No/100-----(\$2,200.00)-----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
Charles Hunt and Josina M. Hunt, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in
the State of South Carolina, County of Greenville, being located on the
Southern side of Fitts Road being known and designated as a one (1) acre
tract as surveyed out of a 3.59 acre tract which the Grantee is acquiring
under Bond for Title and which tract has the following metes and bounds:

BEGINNING at an iron pin in the Center of Fitts Road at the joint front
corner of property herein and property of E. H. Brown, Jr. and running
thence along the joint line of said property, S. 14-31 W. 350 feet to an
iron pin; thence turning and running N. 84-51 W. 125 feet to an iron pin;
thence turning and running N. 14-31 E. 350 feet to an iron pin in the center
of Fitts Road; thence turning and running along the center of Fitts Road,
S. 84-51 E. 125 feet to the point of beginning. -315-631.12-1-2.4
OUT OF 631.12-1-2

This property is conveyed subject to the following restrictive covenants:

- (1) This property shall not be redivided and shall be used solely and
exclusively for single family dwelling purposes only;
- (2) The ground floor of any dwelling, exclusive of open porches and garages,
shall be not less than 1,500 square feet, nor less than 1,100 square feet
for a dwelling of more than one story. The lowest level of a split level
shall be counted as one-half of the square footage in the total finished
area;
- (3) No trailer, mobile home, tents, garages, barns or other out buildings
or temporary structures shall be used as a residence temporarily or
permanently;
- (4) No dwelling or other structure shall be erected less than 100 feet from
the road.

This being a portion of the same property acquired by the Grantor herein by
deed of P. L. Bruce, Jr., et al recorded in the RMC Office for Greenville
County in Deed Book 937 at Page 599 on

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 20th day of June, 1978

SIGNED, sealed and delivered in the presence of:

Beverly C. Guest _____
James W. Fayman _____
H. Dean Bruce, Sr. (SEAL)

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 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 20th day of June, 1978

James W. Fayman (SEAL) Beverly C. Guest
Notary Public for South Carolina
My commission expires 5-29-83

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-
tate, 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
20th day of June, 1978

James W. Fayman (SEAL)
Notary Public for South Carolina
My commission expires 5-29-83

RECORDED this JUN 21 1978 3:41 PM
day of 1978
at 4:27 P.M.

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