

1 Cotswald Terrace, Taylors, S. C. 29687

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

1082 595

KNOW ALL MEN BY THESE PRESENTS that I, Gladys S. Merritt

in consideration of Twelve Thousand Six Hundred (\$12,600.00) 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 Francisco McZeno, His Heirs And Assigns,

ALL that certain piece, parcel or tract of land situate, lying and being on the eastern side of Walker Road in the County of Greenville, State of South Carolina, containing 4.0 acres and having the following metes and bounds according to plat entitled "Property of Mildred S. Center" dated May 15, 1975, revised October 19, 1977 by Campbell and Clarkson Surveyors, Inc.:

356-499.1-1-22 3

BEGINNING at a point in the center of Walker Road, which point is located approximately 592.17 feet north of the intersection of Jackson Grove Road and Walker Road and running thence with the center line of Walker Road N. 14-02 W. 180.3 feet to a point; thence N. 13-27 W. 77 feet to a point; thence leaving Walker Road and running S. 88-34 E. 741.1 feet to a point; thence S. 305 W. 250 feet to a point; thence N. 88-25 W. 666.07 feet to the point of beginning and being a portion of the property conveyed to the grantor herein by deed of J. D. Stargel, recorded October 28, 1966 in Deed Book 808, Page 380, Greenville County R. M. C. Office.

THIS conveyance is made subject to the following covenants and restrictions which shall be for the benefit of other adjoining property now owned by the grantor herein, her heirs and assigns and shall be deemed to be covenants running with the land; (a) This property shall be used solely and exclusively for single family residential dwellings and no mobile home, trailer or other structure of a temporary character shall be placed thereon; (b) No residence shall be erected on this property with a heated ground floor area of less than 1600 square feet, exclusive of porches and garages.

BEING the same property conveyed to the Grantor by Mildred S. Center on October 31, 1977, and recorded October 31, 1977 in Deed Volume 1067, at Page 640, in the Office of the R. M. C. for Greenville County.

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 hereby warrant and defend the grantee(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 6th day of July 1978

SIGNED, sealed and delivered in the presence of

James B. Casper
James L. Thompson

Gladys S. Merritt (SEAL)

— (SEAL)

— (SEAL)

— (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that 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 he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 6th day of July, 1978

Doris L. Jones (SEAL)
Notary Public for South Carolina

James B. Casper

My commission expires May 8, 1979

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER
NONE, GRANTOR A WOMAN

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

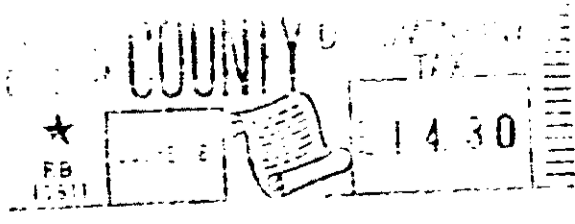
Notary Public for South Carolina (SEAL)

My commission expires

RECORDED this day of JUL 6 1978 19

499.1-1-22 3

at 12:18 P.M.



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