

1119-915

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } S.C.

KNOW ALL MEN BY THESE PRESENTS that DWIGHT G. McSWAIN and MELBA H. McSWAIN

of the County of GREENVILLE

in consideration of Seven Hundred Fifty and No/100 - - - - - 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

C. Harrell Krell and Vivian B. Krell, 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. 103 as shown on a Plat of Golden Grove Estates by Dalton & Neves, Engineers, dated September 1965, recorded in the RMC Office for Greenville County in Plat Book JJJ at page 97, and having according to said Plat, the following description, to-wit:

Beginning on Criss Drive at an iron pin at joint front corners of lots 102 and 103 and running thence 67 feet with the line of said Drive; continuing thence 65 feet with the line of Criss Drive and the curve of Jacqueline Road to an iron pin on Jacqueline Road; running thence 167.3 feet with the line of Jacqueline Road to an iron pin at joint rear corners of lots 76 and 103; running thence 179 feet with the rear lines of lots 76, 77, and 78 to an iron pin at joint rear corners of lots 78, 102, and 103; running thence 200 feet with the side line of lot 102 to the iron pin at joint front corners of lots 102 and 103 on Criss Drive, the point of beginning.

No residence to cost less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than thirty-five (35) feet to the front line; the building setback line is 100 feet for lots 20 and 21; no residence shall be built on any lot unless said lot has seventy (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, except lots 43, 44, and 75.

This conveyance is subject to all easements and rights-of-way of record. Derivation: This property conveyed by M. W. Fore to Dwight G. & Melba H. McSwain on December 13, 1965; Deed recorded in Deed Book 788, page 97. Block Book identification is 609.7-1-103.

(20)-91-

together with all and singular the rights, franchises, benefits and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises hereunto granted unto the grantee(s) and the grantee(s)' heirs or successors and assigns forever. And the grantors do hereby bind the grantors and the grantors' 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 31 day of Jan 1980

SIGNED, sealed and delivered in the presence of

E. Gary Cannon

Dwight G. McSwain (SEAL)

Melba H. McSwain (SEAL)

Paul Dempsey

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF }
}

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor's (s) act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of Jan 1980

Paul Dempsey (SEAL)
Notary Public for South Carolina

E. Gary Cannon

My commission expires 12-18-1980

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 singular the premises within mentioned and released.

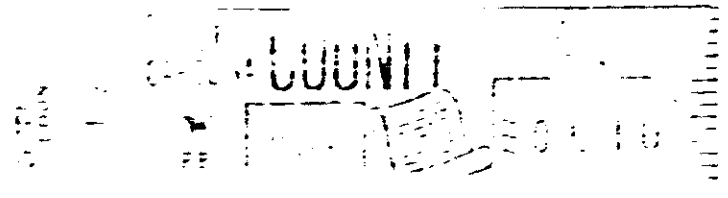
GIVEN under my hand and seal this 31 day of Jan 1980

Paul Dempsey (SEAL)
Notary Public for South Carolina

Melba H. McSwain

My commission expires 12-18-1980

RECORDED in the Office of the Notary Public for South Carolina on JAN 31 1980 at 3:43 P.M.



4328 RV.2