Grantee's Address:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S.C.
57 AM '81 FRANCIS M. HIPP
SOUTH CAROLINA
R.M.C.

BOOK 1143 PAGE 626

KNOW ALL MEN BY THESE PRESENTS, that I, JOHN [illegible] BRASLEY

in consideration of Forty Thousand and No/100 ($40,000.00) 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 East Avondale Street Investment Company, a South Carolina General Partnership, its successors and assigns

All that piece, parcel or tract of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, located on the eastern side of North Main Street, and having, according to a survey dated January 8, 1981, prepared by Freeland & Associates for Joe G. and Margaret A. Thomason, the following metes and bounds, to-wit:

Beginning at a point located at the eastern side of North Main Street at the corner of North Main Street and Richland Creek and running along the eastern side of North Main Street N. 15-19 E. 225.5 feet to a point; thence N. 46-59 E. 23.9 feet to a point; thence along the southern side of East Avondale Drive S. 78-34 E. 85.0 feet to a point; thence continuing along East Avondale Drive S. 68-46 E. 85.0 feet to a point; thence along the southern side of Morningdale Drive S. 51-39 E. 305.0 feet to a point; thence continuing along the southern side of Morningdale Drive S. 61-38 E. 103.0 feet to a point; thence S. 2-58 E. 279.6 feet to a point; thence along Richland Creek the following courses and distances: N. 58-05 W. 198.1 feet to a point; thence N. 52-36 W. 110.6 feet to a point; thence N. 47-53 W. 185.8 feet to a point; thence N. 79-39 W. 193.2 feet to a point, the point of beginning.

This is a portion of the property conveyed to Grantor by Surety Mortgage Company by deed dated February 5, 1951, recorded February 12, 1951, in Deed Volume 428, Page 500, of the R.M.C. Office for Greenville County, South Carolina.

This conveyance is subject to all plats, zoning, government regulations, covenants, restrictions, setback lines, roadways, easements and rights of way affecting the above described property.

In addition, this property is conveyed subject to the following restrictive covenant:

The property conveyed herein shall not be sub-divided into more than four (4) single family lots.

12(5)-1-3.2

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) heirs or successors and assigns, forever. And I do hereby bind myself and my heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto 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) hand(s) and seal(s) this 26 day of February, 1981

SIGNED, sealed and delivered in the presence of:

Francis M. Hipp (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

SWORN to before me this 26 day of February, 1981 (SEAL)

Notary Public for South Carolina
My Commission expires Nov. 14, 1985

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 also 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 26th day of February, 1981

(SEAL)

Notary Public for South Carolina
My Commission expires 9/1/90

RECORDED MAR 4 1981 at 10:57 A.M.

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