

1148-260

TITLE TO REAL ESTATE FORM 15
COLUMBIA OFFICE SUPPLY CO. COLUMBIA S.C.

State of South Carolina

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, That we, Ernest B. Kellogg and Helen H. Kellogg

in the State aforesaid, in consideration of the sum of twenty-one thousand seven hundred eighty-five and 00/100 (\$21,785.00) to us paid by Philip G. Smith of Route 2, Landrum, South Carolina 29356 in the State aforesaid have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Philip G. Smith, his heirs and assigns forever.

All those two certain pieces, parcels or tracts of land, situate, lying and being in Greenville County, in the Community of Gowensville, state and county aforesaid, and being known and designated as Tract 6 containing 5.26 acres, more or less, and Tract 7 containing 5.24 acres, more or less, of Kellogg Acres, as shown upon survey and plat made by Joe E. Mitchell, RLS, dated March 23, 1981 and recorded in Plat Book 8-I at page 096 in the RMC Office for Greenville County. For a more complete and particular description reference is hereby made to the above referred to plat and record thereof.

The above described property is hereby conveyed subject to Restrictive Covenants dated March 30, 1981 and recorded in Deed Book 1147 at page 153 in the RMC Office for Greenville County.

This being a portion of the property which was conveyed to us by deed recorded in Deed Book 744 at page 294 in the RMC Office for Greenville County. *Ruth M. Kellogg Dated February 17, 1964*

The grantee herein by the acceptance of this deed agrees not to alter the dam or the pond shown upon the above referred to plat which would result in the water level being changed from the present level unless the owners of tracts 1, 2, 3, 6, 7, and 8 agree in writing. They further agree that in the event repairs are required on the dam, any or all joint property owners of the pond shall be permitted access to the dam for purposes of making repairs.



TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To HAVE AND TO HOLD all and singular the premises before mentioned unto the said Philip G. Smith, his

Heirs and Assigns forever.

And we do hereby bind ourselves and our Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Philip G. Smith, his

Heirs and Assigns, against US and OUR Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof, except as to easements, restrictions and rights of way of record.

WITNESS our Hands and Seals this 4th day of May in the year of our Lord one thousand nine hundred and eighty-one and in the two hundred and fifth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

Betty C. Caldwell
Correll Campbell

Ernest B. Kellogg (SEAL)
Ernest B. Kellogg
Helen H. Kellogg (SEAL)
Helen H. Kellogg

2(436) 622.2 - 1-29.6 (re.6) & 622.2-1-29.7 (re.7)
OUT OF 622.2-1-29

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