

KNOW ALL MEN BY THESE PRESENTS, that DAVID PAVLUK AND SONIA PAVLUK

in consideration of SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/100 (\$6,750.00) ---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

LUTHER HAMBY, JR. AND CLAUDIA M. HAMBY, THEIR HEIRS AND ASSIGNS FOREVER:
ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Tigerville in the vicinity of Pack Mountain, being shown as 3.0 acres on plat entitled "property of Luther Hamby, Jr. and Claudia M. Hamby" prepared by Williams and Plumlee, Inc. Surveyors, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin in the centerline of Ponder Lane (called Ponder Road on plat) thence N. 8-24W., 557.8 feet to an old iron pin; thence N. 84-34E., 244.9 feet to an iron pin; thence S. 6-26E., 538.6 feet to an iron pin in the centerline of Ponder Lane; thence along said Road N. 80-25W., 27 feet to an iron pin; thence S. 69-56W., 125.0 feet to an iron pin; thence S. 89-03W., 78.4 feet to an iron pin being the point of beginning.

This is a portion of that property conveyed to be grantors by Deed of Martha M. Dixon, dated January 12, 1974 and recorded in the RMC office for Greenville County in Deed Book 992 at pages 159 and 160 on January 14, 1974.

RESTRICTIONS:

1. Dwelling must be set back a minimum of 35 feet from edge of street.
2. Only one single-family residence allowed on this tract. Minimum house size 1,400 square feet living area.
3. Single wide mobile home not allowed. Double wide allowed on permanent brick or block foundation. Minimum double wide size 24 feet by 55 feet.
4. Temporary single-wide mobile home allowed for up to one year during construction of permanent dwelling.

3(316)643.1-1-2.2

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(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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 23rd day of February, 19 84

SIGNED, sealed and delivered in the presence of:

Nancy J. Pavluk

David Pavluk (SEAL)

DAVID PAVLUK (SEAL)
Sonia Pavluk (SEAL)

SONIA PAVLUK (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

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 23rd day of February 19 84

Nancy J. Pavluk (SEAL)

Notary Public for South Carolina

My commission expires 5-22-90

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 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 23rd day of February 19 84

Sonia Pavluk (SEAL)

Notary Public for South Carolina

My commission expires 5-22-90

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

936

4328-RV-2