

Route 5 State Park Road
Greenville, S. C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }
GREENVILLE

Vol 1226 Page 630

KNOW ALL MEN BY THESE PRESENTS, that ERNEST B. KELLOGG and HELEN H. KELLOGG

in consideration of Fifteen Thousand and No/100----- (\$15,000.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto JAMES F. HAWKINS his Heirs and Assigns:

All that certain piece, parcel or tract of land with all improvements thereon situate, lying and being in the State of South Carolina, County of Greenville, on the southwest side of S. C. Highway No. 180 (Belue Road), near Gowensville, containing 7.52 acres, more or less, as shown upon survey and plat made for James F. Hawkins, by James V. Gregory, R.L.S, dated October 26, 1984 and recorded in the RMC Office for Greenville County in Plat Book 11-B at Page 20. For more complete and particular description, reference is hereby made to the above referred to plat and record thereof.

This being a portion of the property which was conveyed to Grantor herein by deed recorded in Deed Book 294 at page 294 in the RMC Office for Greenville County on March 13, 1964.

The above described property is hereby conveyed subject to the following restrictive covenants:

1. The above described tract of land may be re-subdivided provided no resulting lot is less than 2 acres in size.
2. Each residence erected upon the above described property shall contain a minimum of 1,000 square feet of heated floor space.
3. No building or any part thereof shall be erected closer to Belue Road or any adjoining property line than 75 feet.
4. No trailer or mobile home shall be permitted on the property to be used as a permanent residence or out building, however, a mobile home or trailer will be permitted to remain upon the property on a temporary basis not to exceed 3 years.
5. These restrictions shall continue in full force and effect until November 1, 2000.

2-437-623.2-1-15.3 OUT OF 623.2-1-15

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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 the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs (or successors), executor(s) 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 assigns against the grantor(s) and the grantor(s)'s heirs (or successors) and against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and covenants of record, if any.

WITNESS the grantor(s)'s hand(s) and seal(s) this November 12th 1984

SIGNED, sealed and delivered in the presence of

William E Branyon
Robert W. Hammett

Ernest B. Kellogg
Ernest B. Kellogg
Helen H. Kellogg
Helen H. Kellogg

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

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) 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 November 12th 1984

Robert W. Hammett
Notary Public for South Carolina

(SEAL)

William E Branyon

My commission expires 12-18-88

STATE OF SOUTH CAROLINA }
COUNTY OF SPARTANBURG }

RENUNCIATION OF DOWER

I, the undersigned Mary Kelley, do hereby certify to all whom it may concern, that the undersigned in full view 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, duress or threat of any person or persons, whose name or names are herein set forth, and having full knowledge of the contents of the within written deed, do hereby renounce, release, and forever relinquish unto the grantor(s) and the grantor(s)'s heirs (or successors) and assigns, all her interest and estate, and all her right, title and claim of in and to all and singular the premises within mentioned and referred to.

GIVEN under my hand and seal this

SEAL

Notary Public for South Carolina

My commission expires

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