

GRANTEE ADDRESS: Route 4, Ferncrest Dr.
Greenville, S.C. 29605

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, THAT DONNIE S. TAYLOR, R.M.C. SUNDLE PROPERTIES, INC.

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in consideration of Twelve Thousand and No/100 (\$12,000.00)-----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 JOSEPH M. BILLIG and TERESA BILLIG, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Grove Township, containing 4.02 acres, more or less, as shown on plat of Property of Joseph M. Billig and Teresa Billig, prepared by Freeland and Associates and being recorded in the Office of the RMC for Greenville County of even date herewith in Plat Book 11D at Page 55.

BEGINNING at a Railroad Spike in center of Griffin Mill Road and then running thence S9-00E for 500.00 feet along Counihan property line to an iron nail; thence turning and running S80-47W for 350.00 feet to an iron nail; thence turning and running N9-00W for 500.00 feet to a Railroad Spike in center of Griffin Mill Road; thence turning and running with said road N80-47E for 350.00 feet to beginning. 594.1-1-6.4

This property is restricted as below stated: -19-45-out of 594.1-1-6

1. No dwelling shall be placed on this lot that contains less than 1,500 square feet of heated floor space.
 - A. No two story residence shall be placed altered or permitted to remain containing less than 1,000 square feet of heated floor space on the ground floor nor less than 800 square feet of heated floor space on the second floor.
2. No noxious or offensive trade or activity shall be carried on upon any of said lots nor shall anything be done thereon which may be or become an annoyance or nuisance or menace to the neighborhood, nor shall any use for business, commercial or public purposes be permitted.
3. No trailer, basement, tent, shack, garage, barn or other outbuilding erected upon said lot shall at any time be used as a residence either temporarily or permanently nor shall any structure of a temporary character nor any structure which is unfinished or uncompleted be used as a residence, No house trailer, or mobile home, or double-wide home/trailer shall be placed on said lot either temporarily or permanently.
4. No fence of any type, wall or hedge shall be erected on said lot in front of the front wall of the dwelling located thereon which shall exceed five feet in height. All fuel oil tanks, gas tanks, and other storage containers used in connection with a dwelling shall be placed underground or placed in an outbuilding, consistent with normal safety precautions, so that said tanks or containers shall not be visible.

This being a portion of the property conveyed to Sunbelt Properties, Inc. by Martha A. O'Brien and Charles K. Price dated May 17, 1979, and recorded in Deed Book 1103 at page 873 in the RMC Office for Greenville County recorded on June 3, 1979.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, rights of ways or easements that may appear of record, on the recorded plat(s) or on the premises.

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 13th day of December, 19 84 SUNBELT PROPERTIES, INC.

SIGNED, sealed and delivered in the presence of:

Michael J. Durran
Joseph D. Durran

By: *Donald F. Waggoner, President* (SEAL)
By: Donald F. Waggoner, President (SEAL)
(SEAL)
(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 13th day of December 19 84

Michael J. Durran (SEAL)
Notary Public for South Carolina.

My commission expires 1-10-93

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