

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.  
JUL 10 11 01 AM '70  
OLLIE FARNSWORTH  
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that **BELMONT HEIGHTS, INC.**  
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at  
**Greer**, State of **South Carolina**, in consideration of **NINE THOUSAND AND NO/100 --**  
-----**(\$9,000.00)**----- Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and  
release unto **RALPH J. BROWN AND ERLENE HARVEY BROWN, THEIR HEIRS AND ASSIGNS FOREVER:**

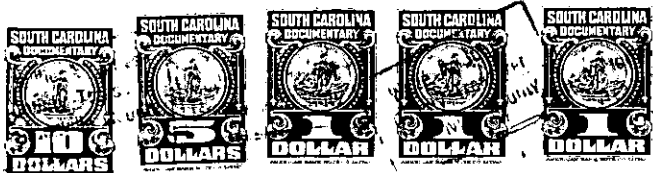
**ALL** that lot of land in the State of **South Carolina**, County of **Greenville**, near  
the City of **Greer**, being known and designated as **Lots No. 139 and 140** on a plat  
of **Belmont Heights**, Section No. **III**, recorded in **Plat Book 4-F** at page **29** and  
having, according to said plat, the following metes and bounds, to wit:

**BEGINNING** at an iron pin on the westerly edge of **Windsor Road**, joint front cor-  
ner of **Lots 140 and 141**, and running thence with the line of **Lot No. 141**, **N.**  
**70-46 W. 258.3** feet to an iron pin; thence **N. 26-36 E. 120.4** feet to an iron  
pin at the joint rear corner of **Lots 139 and 140**; thence **N. 26-36 E. 120.8** feet  
to an iron pin on the line of **Lot No. 138**; thence along the line of **Lot 138**,  
**S. 70-46 E. 209.9** feet to an iron pin on the westerly edge of **Windsor Road**;  
thence along the edge of said **Road**, **S. 11-17 W. 121.1** feet to an iron pin at  
the joint front corner of **Lots 139 and 140**; thence continuing along the westerly  
edge of **Windsor Road**, **S. 18-43 W. 119** feet to the point of beginning.

**ALSO:** An easement for ingress and egress over a private drive as shown on said  
plat, running generally north to south across **Lots 139, 140, 141 and 142.**

This property is expressly conveyed subject to restrictive covenants of record  
in **Deed Book 660** at page **131**, with the amendment that the ground floor area of  
the main structure of any dwelling constructed on the property conveyed herein,  
exclusive of one story open porches and garages, shall not be less than **2,000**  
square feet for a one story dwelling.

This property is also conveyed subject to the easement in favor of the owners  
of **Lots No. 141 and 142** to use the private drive for ingress and egress as  
described above.



Greenville  
Stamps  
\$ 9.90  
at 10.30

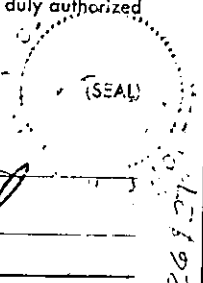
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or  
appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or  
successors and assigns, forever. And, the grantor does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized  
officers, this **1st** day of **July** 19 **70**.

SIGNED, sealed and delivered in the presence of:

*Margie W. Stewart*  
*Mar. H. Clemens*

**BELMONT HEIGHTS, INC.**  
A Corporation  
By: *Fred L. Crow*  
President  
*Marion E. Stuyvesant*  
Secretary



STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-  
poration, by its duly authorized officers, 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 **1st** day of **July** 19 **70**.

*Mar. H. Clemens* (SEAL)  
Notary Public for South Carolina.

*Margie W. Stewart*

My Commission Expires; **8-19-78**

RECORDED this **10th** day of **July** 19 **70**, at **11:01** A. M., No. **#754**

236-718.1-1-26927