

FILED
GREENVILLE CO. S. C.
TITLE TO REAL ESTATE-- Offices of HILL, JAMES, & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

JUN 3 3 16 PM '76

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that H. Dean Bruce, Sr.

In consideration of Seven Thousand and No/100-----(\$7,000.00)-----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 Doyle E. Bramblett, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville and being located on the Western side of Mount Lebanon Road and having, according to a Plat prepared by Jones Engineering Service, dated May 28, 1976, metes and bounds as follows:

BEGINNING at a point in the center of Mount Lebanon Road, iron pin being located 25 feet from the center of said Road; and running thence N. 84-31 W. 375 feet to an iron pin; thence turning and running N. 14-31 E. 373 feet to an iron pin at the rear corner of property conveyed and described herein; thence turning and running S. 84-19 E. 375 feet to the center of Mount Lebanon Road, iron pin being located 25 feet from the center of said Road; thence running along Mount Lebanon Road, S. 14-31 W. 373 feet to the point of beginning.

This property is conveyed subject to the following restrictive covenants: 315- 631.12-1-2.2^{Ac} 3.21
out of 631.12-1-2

- (1) This property shall not be redivided and shall be used solely and exclusively for single family dwelling and purposes only;
 - (2) The ground floor of any dwelling, exclusive of open porches and garages, shall be not less than 1,500 square feet, nor less than 1,300 square feet for a dwelling of more than one story. The lowest level of a split-level shall be counted as one half (1/2) of the square footage in the total finished area.
 - (3) No trailers, mobile homes, tents, garages, barns or other outbuildings, or temporary structure, shall be used as a residence temporarily or permanently.
 - (4) No dwelling or other structure shall be erected nearer than 100 feet from the road.
- This conveyance is made subject to restrictions, easements and rights-of-way of record.

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 1st day of June 1976

SIGNED, sealed and delivered in the presence of:

Jayce P. Edge
James W. Thompson



H. Dean Bruce Sr. (SEAL)
PROI
\$10 DOLLARS \$10 DOLLAR \$10 DOLLAR \$10 DOLLAR

STATE OF SOUTH CAROLINA }
COUNTY OF }

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of June 1976

James W. Thompson (SEAL)
Notary Public for South Carolina

Jayce P. Edge

My Commission Expires May 29, 1983

STATE OF SOUTH CAROLINA }
COUNTY OF }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

1st day of June 1976
Les Howard Hill (SEAL)
Notary Public for South Carolina

Ernie Lee Bruce

My Commission Expires June 13, 1979

RECORDED this day of JUN 3 1976 at 3:16 P. M., No.

Greenville County
Stamp
Rec'd 770
Not. No. 300 Sec. 1

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