

TITLE TO REAL ESTATE  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Grantees' Address: 11079  
Apt. A-3, The Landing,  
3900 E. North St., Greenville, SC  
29615

KNOW ALL MEN BY THESE PRESENTS, that JANE STEWART WALLACE

in consideration of Nine Thousand Seven Hundred Fifty and no/100 (\$ 2,750.00) Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantor(s), the receipt of which is hereby acknowledged, have granted, conveyed, sold and released, and by these presents do grant, have and release unto

LESLIE JOHN ROWLANDS AND YVONNE L.I.J. ROWLANDS, their heirs and assigns:

All that certain piece, parcel or lot of land containing 1.460 acres, more or less, on Black Road, County of Greenville, State of South Carolina, as shown on a plat by Arbor Engineering prepared for Richard W. Wallace, Jr. and dated April 18, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin 2,764 feet, more or less, south of Pelham Road at its intersection with Muddy Ford Road, and running thence N68-43-24W 280.16 feet to an iron pin; thence S22-56-42W 228.30 feet to an iron pin; thence S69-26-01E 281.50 feet to an iron pin; thence N22-38-03E to the iron pin at the point of beginning. *195 - 540.4 - 1 - 9.4*

This being a portion of the same property conveyed to the grantor herein by deed recorded in Deed Book 848 at Pages 213-216 on June 3, 1968. *part of 540.4 - 1 - 9.4*  
*of Fred H. Hudson*

This conveyance is subject to the following restrictions:

1. Purchaser shall not be allowed unless specifically agreed in writing by Seller, her heirs or assigns, to further subdivide said property unless all tracts resulting from any such subdivision shall contain at least one and one-half (1½) acres.
2. If said property is used by Purchasers, their heirs or assigns, for residential construction, any dwelling constructed thereon shall contain at least two thousand (2,000) square feet net heated living space.
3. No buildings or structures other than single-family principal residences shall be constructed on said property without written (continued on Back)

together with all and singular the rights, members, benefits and appurtenances to said premises belonging or in any way incident or appertaining to have and to hold all and singular the premises hereunto conveyed unto the grantees, and the grantees' heirs, assigns and administrators forever. And the grantor(s) do hereby bind the grantees, and the grantees' heirs, assigns and administrators to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs or assigns and administrators forever, notwithstanding any lawful claim or claim in the same or any part thereof.

WITNESS the grantor's hand and seal this 13th day of APRIL 1978

SIGNED, sealed, and delivered in the presence of  
*[Signature]*  
*[Signature]*

JANE STEWART WALLACE,  
by Richard H. Wallace, Jr., Attorney-in-Fact under Power recorded Greenville  
AMC 1025 et 21

W1A 78 302

STATE OF SOUTH CAROLINA }  
COUNTY OF }  
NOTARY

Personally appeared the said signed witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s) act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 13th day of April 1978  
*[Signature]*  
Notary Public for South Carolina  
My commission expires 7/19/83

*[Signature]*  
SEAL

STATE OF SOUTH CAROLINA }  
COUNTY OF }  
NO RENUNCIATION OF DOWER NECESSARY  
WOMAN GRANTOR

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, duress or fear of any person who exerts, renounce, release and forever relinquish unto the grantor(s), and the grantor(s)' heirs or 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  
day of 19

(SEAL)

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