

TITLE TO REAL ESTATE- Offices of HILL, WYATT & FAYSSOUN, Attorneys at Law, Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

NTC

KNOW ALL MEN BY THESE PRESENTS, that H. DEAN BRUCE

in consideration of Nine Thousand and No/100 (\$9,000.00)----- 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 MARION J. PATRICK and FRANCES E. PATRICK, their heirs and assigns forever:

All that certain piece, parcel or lot of land being shown and designated as a 2.06 acre tract on plat of property of Marion J. Patrick and Frances E. Patrick, dated August 9, 1978, prepared by Jones Engineering Service, recorded in Plat Book 6-5, page 37, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin in the center of Mt. Lebanon Road at the intersection of Fitts Road and Mt. Lebanon Road and running thence along the center of Mt. Lebanon Road S 18-24 W 70 feet to an iron pin; thence S 16-45 W 100 feet to an iron pin; thence S 15-18 W 76 feet to an iron pin, which iron pin is S 84-19 E 25 feet from the iron pin on the westerly side of Mt. Lebanon Road; thence turning and running N 84-19 W 350 feet to an iron pin; thence turning and running N 14-31 E 235 feet to an iron pin in the right of way of Fitts Road; thence along the southerly edge of the right of way of Fitts Road S 85-40 E 386.3 feet to an iron pin, the point of beginning

- 315 - 6312 - 1 - 2.5  
OUT OF 631.12 - 1 - 2

This conveyance is made subject to all easements, restrictions, setback lines, roadways, and rights of way, if any, affecting the above described property.

This is the identical property conveyed to the grantor herein by deed of P. L. Bruce, Jr. and Thomas S. Bruce, dated March 7, 1972, and recorded March 8, 1972, in the RMC Office for Greenville County, S. C., in Deed Book 937, page 599.

This property is conveyed subject to the following restrictive covenants: (1) This property shall not be redivided and shall be used solely and exclusively for single family dwelling 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 trailer, mobile home, 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 more than 100 feet from the road.

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 9th day of August, 1978.

SIGNED, sealed and delivered in the presence of:

*Shirley B. Kuhl*  
*Christa C. Jeter*

*H. Dean Bruce* (SEAL)  
H. Dean Bruce

SEAL  
SEAL  
SEAL  
TAX 18.00

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 9th day of August, 1978.

*Shirley B. Kuhl* (SEAL)  
Notary Public for South Carolina

*Christa C. Jeter*

My commission expires 11/19/79

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of August, 1978.

*Shirley B. Kuhl* (SEAL)  
Notary Public for South Carolina

*Essie Lee Bruce*  
Essie Lee Bruce

My commission expires 11/19/79

RECORDED at 3:45 P.M. of AUG 10 1978 1533

SEAL  
TAX 18.00

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