

TITLE TO REAL ESTATE -- Foster & Richardson, Attorneys at Law, Greenville, S. C. GRANTEEES: RONALD D. PLEMONS  
 STATE OF SOUTH CAROLINA } G. P. Apperson, Jr.  
 COUNTY OF GREENVILLE } 852 E. Washington St.  
 Greenville, S. C. 29601

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KNOW ALL MEN BY THESE PRESENTS, that We, Michael D. Mazerall and Susan Mazerall

in consideration of -----Fifteen Thousand and No/100 (\$15,000.00)----- 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 Ronald D. Plemons and G. P. Apperson, Jr., their heirs and assigns, forever;

All that piece, parcel or lot of land, situate, lying and being on the northern side of Ridgeland Avenue in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 as shown on a plat entitled "Estate of W. C. Cleveland", prepared by Dalton & Neves, Engineers, dated December, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5-Y, at Page 23, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Ridgeland Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 N. 26-56 E. 176.1 feet to an iron pin on the southern side of a twenty foot alley; thence with the southern side of said twenty foot alley S. 66-09 E. 65.1 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4 S. 26-56 W. 179.6 feet to an iron pin on the northern side of Ridgeland Avenue; thence with the northern side of Ridgeland Avenue N. 63-04 W. 65 feet to the point of beginning.

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Together with all the right, title and interest, if any, of the Grantors in and to that portion of the said twenty foot alley which is adjacent to the premises herein conveyed.

This conveyance is made subject to all restrictions, setback lines, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property. This property is conveyed subject to the following restrictions:

1. Side line setbacks to be 12 feet or greater.
2. Front line setback to be 30 feet or greater.
3. Minimum square footage above street level to be 1800 square feet.
4. Site plan with topographic survey and tree locations to be submitted to the Architectural Committee for approval.

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 assigns against the grantor(s) and the grantor(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 7th day of September 19 78.

SIGNED, sealed and delivered in the presence of

*Michael D. Mazerall* (SEAL)  
 Michael D. Mazerall  
*Susan Mazerall* (SEAL)  
 Susan Mazerall  
*Francis P. Lutke* (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 7th day of September 1978

*Francis P. Lutke* (SEAL)  
 Francis P. Lutke  
 Notary Public for South Carolina  
 My commission expires: 4/7/79

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

7th day of September 1978  
*Susan Mazerall* (SEAL)  
 Susan Mazerall  
 Notary Public for South Carolina  
 My commission expires: 4/7/79

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M. No. \_\_\_\_\_

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