

C-32 Kampus Keat
Greenville, SC 29609

TITLE TO REAL ESTATE Prepared by BOUTON & BOUTON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that FRANCIS C. BOUTON

in consideration of FOUR THOUSAND SEVEN HUNDRED FIFTY (\$4,750.00)----- 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 WALTER L. JOHNSON, HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate, lying and being
in Greenville County, South Carolina, designated as Lot No. 1 on a plat of Property
of William I. Bouton, prepared by R. B. Bruce, RLS, containing 2.19 acres, more
or less, and having the following metes and bounds, to-wit:

BEGINNING at an ip in the center of Cross Plains Road, located 50 ft.
more or less from lands of Fred Surrett, and running thence along the line of G.
W. Bolt property, N. 86-00 W. 639.9 ft. to an ip; thence N. 11-00 W. 125 ft. to
an ip; thence along the line of Lot No. 2 N. 87-43 E. 598.7 ft. to an ip in the center
of said road; thence S. 13-55 E. 113 ft. to a cap; thence S. 24-40 E. 89.4 ft. to the
beginning.

- 355-657.2-1-19

THIS being a portion of the property conveyed to the Grantor by Flora T.
Peterson and R. E. Shipman by deed recorded on September 2, 1969, in the RMC
Office for Greenville County in Deed Book 875 at Page 82. THIS conveyance is
subject to any and all restrictions, easements, rights of way, setback lines or zoning
ordinances that may appear of record, on the recorded plat(s) or on the premises.

THE above property is conveyed subject to the following restrictions:

- (1) All lots on said plat shall be used for residential purposes only, and no offensive trade or activity shall be conducted on any of said lots.
- (2) The set-back line from the edge of Cross Plains Road for the location of a dwelling or mobile home shall be at least 50 feet, and all residences must have permanent underpinning. No shack, tents or temporary structures shall be used as a permanent home.
- (3) All sewage disposal shall meet the approval of the Board of Health.

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 18th day of September 1978.

SIGNED, sealed and delivered in the presence of:

William I. Bouton
Linda C. Bouton

Francis C. Bouton (SEAL)
FRANCES C. BOUTON (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 deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of SEPTEMBER 1978.

Linda C. Bouton (SEAL)
Notary Public for South Carolina.

William I. Bouton

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER (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, 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 the above described boundaries.

DOCUMENTARY STAMP TAX \$10.00
SEP 19 1978
FB 11219

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Recorded Sept 19, 1978 at 2:27 P/M

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