

STATE OF SOUTH CAROLINA GREENVILLE CO. S.C. TITLE TO REAL ESTATE COUNTY OF GREENVILLE 3 41 PM '79

KNOW ALL MEN BY THESE PRESENTS THAT WE, THOMAS M. HUGHES AND PATRICIA C. HUGHES

77023-01
2000A

in consideration of TWENTY-ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100--(\$21,750.00)-----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 JOHNNY R. STONE AND CYNTHIA V. STONE, THEIR HEIRS AND ASSIGNS FOREVER:

115 Richmond Drive, 29609

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Blue Ridge Road and being shown and designated as a 12.59 acre tract on plat of property prepared by Clarkson Surveying, dated April 3, 1979, recorded in the RMC Office for Greenville County in Plat Book _____ at Page _____, and having such metes and bounds as shown thereon, reference to said plat being made for a more complete description.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record, particularly the following restrictive covenants:

- (1) The property conveyed herein and that property retained by the Grantors is to be used for residential purposes only.
(2) Any dwelling constructed on premises shall have a minimum of 1400 square feet of heated area.
(3) No mobile homes, concrete block buildings above floor level or commercial buildings shall be constructed on the premises.

ALSO: Grantors herein convey to the Grantees an easement over the property retained by the Grantors in a site to be determined by the Grantors for the purpose of running a water line from property herein conveyed to Blue Ridge Road.

This being a portion of the same property acquired by the Grantors by deed of Donald Baltz Foundation recorded on September 23, 1974 in the RMC Office for Greenville County in Deed Book 1007 at Page 164.

In addition to the above, the Grantors agree to install a water line along Blue Ridge Drive approximately 280 feet to the point of the beginning of that easement herein granted to the Grantee over the property retained by the Grantors.

(9)-367-501.2-1-57.6
OUT OF 501.2-1-57.3

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 grantees(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) the 6th day of April 19 79.

SIGNED, sealed and delivered in the presence of:

[Signatures of witnesses]

[Signatures of Thomas M. Hughes and Patricia C. Hughes]

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 6th day of April 19 79.

[Signature of Notary Public]

My Commission expires 5/29/83.

[Seals for Thomas M. Hughes and Patricia C. Hughes]

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENU

SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX 44.00

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 grantees(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

6th day of April 19 79. [Signature of Notary Public]

My commission expires 5/29/83.

[Signature of Patricia C. Hughes]

PATRICIA C. HUGHES

RECORDED the 12th day of APR 12 1979 at 3:41 P.M. 29723

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 24.20

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