

JAMES R. MANN, Attorney at Law, Greenville, S. C. 29601

Grantee's address:

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

14 Galvin Street
Greer, S. C. 29651

KNOWN ALL MEN BY THESE PRESENTS, that I, Virginia B. Mann

REC'D 10 S.C.
DEC 27 PM '81
MANNERSLEY
1100-290
(A) - 355-663.1-1-209
auto - 663.1-1-20
Dollars,

in consideration of Six Thousand and no/100ths

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Isabel L. Anders, her heirs and assigns forever,

ALL that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, situate, lying and being on the northwestern side of Old U.S.Hwy. No. 25, containing 3.1 acres, more or less, and being more particularly described according to a plat of survey by W. R. Williams, Engr./Surveyor, dated September 28, 1977, and recorded in the R.M.C. Office for Greenville County in Plat Book , Page , as follows:

BEGINNING at a nail and cap in the center of Old U.S. Hwy. No. 25 and in the center of its intersection with Terry Creek Road, and running thence along the center of U. S. Hwy. No. 25 S. 63-27 W. 170.3 feet to a nail in said highway over the center of Terry Creek; thence up the meanders of Terry Creek as the line, the traverse courses and distances being N. 52-37 W. 177.8 feet and N. 14-21 W. 248.3 feet to a point in said creek opposite an old iron pin; thence N. 61-47 E. 342 feet to a point in the center of Terry Creek Road; thence along the center of Terry Creek Road and following the curvature thereof, the traverse courses and distances being S. 29-47 E. 170 feet, S. 10-42 E. 80 feet and S. 12-12 W. 212.4 feet to the beginning corner in Old U. S. Hwy. No. 25.

The above described property is part of the same conveyed to me by Nancy G. Brown by deed dated February 4, 1967, and recorded on February 8, 1967, in the R. M. C. Office for Greenville County in Deed Book 813, Page 447.

This conveyance is made and this property is sold subject to the following restrictions and protective covenants, which are imposed by the undersigned on all that tract of land owned by her lying on both sides of Terry Creek Road. These covenants are to run with the land, and if the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots or tracts to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, or to recover any actual damages suffered by reason of such violations.

1. All lots or tracts shall be used for residential purposes only, and only one single family residence shall be constructed upon any lot or tract; provided, however, that parcels may be subdivided into lots or tracts of not less than two (2) acres at any time after September

(continued on reverse)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 23rd day of December 19 81

SIGNED, sealed and delivered in the presence of:

Virginia B. Mann (SEAL)
Evelyn S. Greer (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of Dec. 19 81

James R. Mann (SEAL)
Notary Public for South Carolina
My commission expires: Jan. 24, 1990

Evelyn S. Greer

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, 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 19 day of 19

Notary Public for South Carolina
My commission expires: _____

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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