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

No. 1177 Page 78

STATE OF SOUTH CAROLINA } NOV 10 11 44 AM '82  
COUNTY OF GREENVILLE } DONNIE LAKERSLEY  
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that MICHAEL EUGENE REID

In consideration of TEN AND NO/100THS (\$10.00)----- 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 EDWARD P. HOLDER, JR., HIS HEIRS AND ASSIGNS FOREVER:

ALL those certain pieces, parcels or lots of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot Nos. 46, 57, 58 and 81 on plat of property of LAKEWOOD, which plat is recorded in the RMC Office for Greenville County in Plat Book QQ at Page 15 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.

THIS being a portion of the property conveyed to the Grantor herein by a certain deed of T. Walter Brashier on November 3, 1982, and thereafter filed in the RMC Office for Greenville County on November 10, 1982, in Deed Book 1177 at Page 52.

13(308) B2.5-1-46, 57, 58 & 81

THE following protective and restrictive covenants are hereby imposed on the above described property:

- (1) These lots shall be used exclusively for residential purposes.
- (2) No noxious or offensive trade or activity shall be carried on upon these lots nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- (3) No trailer, basement, tent or other outbuildings erected on this property shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- (4) The ground floor area of the main structure, exclusive of one-story open porches, and garages shall not be less than 1,200 square feet.

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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 8TH day of NOVEMBER 1982.

SIGNED, sealed and delivered in the presence of:

*Michael Eugene Reid* (SEAL)  
MICHAEL EUGENE REID

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

*Joyce Banta*  
*Linda C. Brewton*

STATE OF SOUTH CAROLINA } PROBATE  
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8TH day of NOVEMBER 1982.

*Linda C. Brewton* (SEAL)  
Notary Public for South Carolina  
LINDA C. BREWTON

*Joyce Banta*

MY COMMISSION EXPIRES FEBRUARY 21, 1990  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
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 whatsoever, renounce, release and forever relinquish unto the grantor(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  
8TH day of NOVEMBER 1982.  
*Joyce Banta* (SEAL)  
Notary Public for South Carolina

*Kimberly L. Reid*  
KIMBERLY L. REID

RECORDED this NOV 10 1982 at 11:44 A. M. No. 11110

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