

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TITLE TO REAL ESTATE

VOL 1188 PAGE 510

KNOW ALL MEN BY THESE PRESENTS, that we, Lowell H. Tankersley and Paul M. Vernon

in consideration of Four thousand and No/100-(\$4000.00)- 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 Terrell Marketing, Inc., its successors and assigns forever;

ALL that certain piece, parcel or tract of land situate, lying and being in the County of Greenville, State of South Carolina, in Bates Township, on the eastern side of Fox Creek Court and being shown and designated as a 1.2 acre tract on plat entitled "Survey for Thomas P. Gaudreau" prepared by Jeffery M. Plumblee, Inc., said plat being recorded in the RMC Office for Greenville County in Plat Book 90 at Page 70, 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 is a portion of that same property conveyed to the Grantors herein by deed from Julius I. O'Shields recorded in the RMC Office for Greenville County in Deed Book 742 at Page 485 on February 20, 1964.

This conveyance is made subject to the following restrictions:

1. This tract shall be used for (1) one single family residential dwelling and shall not be used for commercial or business purposes.
2. No trailer, house trailer, modular home, or any dwelling of a temporary nature shall at any time be used as a residence, temporarily or permanently.
3. The ground floor of the main residential structure exclusive of porches, garages, or carports shall contain not less than 1200 square feet for a one story dwelling nor less than 1000 square feet for a dwelling of more than one story.
4. No noxious or offensive trade or activity shall be carried on nor shall anything be done thereon which maybe or may become an annoyance or nuisance to the neighborhood.

8(377) 505.4-1-3.2
OUT OF = 505.4-1-3 8.00

MAILING address of Grantee: 2047 Wade Hampton Blvd., Greenville, S.C.

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 May, 1983.

SIGNED, sealed and delivered in the presence of:

Sarah Harmon (SEAL)
Paul M. Vernon (SEAL)

Lowell H. Tankersley (SEAL)
Paul M. Vernon (SEAL)

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 18th day of May 19 83.

Sarah Harmon (SEAL)
Notary Public for South Carolina

My commission expires 12/29/84

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
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 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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of May 19 83.

Sarah Harmon (SEAL)
Notary Public for South Carolina

My commission expires 12/29/84

Blended @ Vernon
Mr. Tankersley is a widower.

(CONTINUED ON REVERSE)

RECORDED this _____ day of _____ 19____, at _____ M., No. 440

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