Clifton L. Hawkins
c/o Carolina Tool Co.
P. O. Box 545
Travelers Rest, S. C. 29690

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE } S. C.

KNOW ALL MEN BY THESE PRESENTS, that H. L. ROSAMOND, S. A. PHILPOT, SALLY P. HALL and I. HENRY PHILPOT, Jr.

in consideration of Eighteen thousand five hundred ($18,500.00) 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 CLIFTON L. HAWKINS, his heirs and assigns, forever:

ALL that certain piece, parcel, or tract of land, containing 6.92 acres, situate, lying and being in Bates Township, Greenville County, South Carolina, being shown and designated as "Survey for Clifton L. Hawkins" on a survey prepared by Carolina Surveying Co., dated December 16, 1980, recorded in the RMC Office for Greenville County in Plat Book 8-K, at Page 4, and having, according to said Plat, the following metes and bounds:

BEGINNING at a nail and cap in the center line of Old Keeler Mill Road, and running thence with said Road, N 55-38 W, 280.0 feet to a nail and cap; thence continuing with said Road, N 45-24 W, 200.0 feet to a nail and cap; thence with the line of Property of I. H. Philpot, N 22-42 E, 552.1 feet to an iron pin; thence with property of Guible, S 59-37 E, 276.0 feet to an iron pin; thence continuing with Guible property, N 75-54 E, 270.0 feet to an iron pin; thence with the line of Property of I. H. Philpot, S 24-50 W, 808.7 feet to a nail and cap in the center of Old Keeler Mill Road, the point of beginning.

This property is subject to Restrictive Covenants providing that:

1. The subject property is restricted to no more than two single family residences, each such residence having a minimum of 1,100 square feet of finished enclosed area.

2. No structure shall be built closer than 75 feet from the center of Old Keelers Mill Road.

3. No commercial use shall be made of the property.

4. No mobile homes shall be placed upon the property.

5. No activity shall be carried on on the property which may be an annoyance, nuisance or menace to the neighboring property owners. However, this shall not prevent the owner of the subject property from having both wild and domesticated animals on said property so long as they are properly fenced, housed and cared for.

(Continued on back)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s) heirs or successors and assigns, forever. And the grantor(s) do hereby bind the grantor(s) and the grantor(s) heirs, successors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s) heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this 2nd day of January, 1981

SIGNED, sealed and delivered in the presence of

Sharon S. Robertson
Ruth Drake

I. Henry Philpot Jr. (SEAL)
H. L. Rosamond (SEAL)
S. A. Philpot (SEAL)
Sally Sue P. Hall (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } PROBATE

Personally appeared the undersigned witness and makes oath that (s)he saw the within named grantor(s) sign, seal and, as their 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 2nd day of January 1981
Ruth Drake (SEAL) Sharon S. Robertson
Notary Public for South Carolina
My commission expires 4/25/84

STATE OF SOUTH CAROLINA
COUNTY OF Greenville } RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the within 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) heirs or successors and assigns, all her interest and estate, and also her right of Dower, of and in all and singular the premises within mentioned and released.

GIVEN under my hand and seal this
2nd day of January 1981
Ruth Drake (SEAL)
Notary Public for South Carolina
My commission expires 4/25/84

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

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