

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Know All Men by These Presents:

That I, Charles W. Davis in the State aforesaid, in consideration of the sum of THREE THOUSAND & NO/100 (\$3,000.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said J. P. Copeland and Emma B. Copeland, their heirs and assigns, forever:

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina, being known and designated as Lot No. 3 of Subdivision No. 1 according to plat recorded in Plat Book "V", at page 195, RMC Office for Greenville County and having the following metes and bounds:

BEGINNING at an iron pin on the right-of-way of Greenville Water Works pipe line at joint front corner of Lots 3 and 2; running thence along joint line of Lots 3 and 2, South 23 East 2.63 chains to stone on bank of South Saluda River; thence with the river as the line in a Southeasterly direction 60 feet to a pine xn; thence North 23 East 20 chains to a point fifteen feet from the middle of the right-of-way of said pipe line; thence North 46 1/2 East 66 feet to the beginning corner.

This property is sold, however, subject to the following restriction and conditions:

- 1. This property shall be used by residential purposes only.
2. Only sanitary septic tanks are to be used.
3. This property is subject to a right-of-way for the purpose of constructing a road along the Greenville Water Works right-of-way of 25 feet.

Being the same property conveyed to the grantor herein by deed recorded in the RMC Office for Greenville County in Deed Book 414, at page 436.

Grantees to pay 1960 taxes.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this 17th day of June in the year of our Lord One Thousand Nine Hundred and Sixty

Signed, Sealed and Delivered in the Presence of

Witness signatures and seals: J. H. Price, Jr., Charles W. Davis, and others.

State of South Carolina, Greenville County. Personally appeared before me J. H. Price, Jr. and made oath that he saw the within named grantor(s) Charles W. Davis deliver the within written deed, and that he, with W. B. Price sign, seal and as his act and deed witnessed the execution thereof. Sworn to before me this 17th day of June, A. D. 19 60.

State of South Carolina, Greenville County. RENUNCIATION OF DOWER. I, William B. Price Notary Public, do hereby certify unto all whom it may concern, that Mrs. Fannie Mae P. Davis wife of the within named Charles W. Davis did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto J. P. Copeland and Emma B. Copeland, their Heirs and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 17th day of June, A. D. 19 60.

Recorded this 17th day of June 19 60, at 5:00 P. M., No. #34762 688.1-1-2.1 OUT OF 688.1-1-2