

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

For True Consideration See Affidavit
Book 23 Page 277

Know All Men by These Presents:

That I, A. R. Willis, of the County of Greenville, in the State aforesaid, in consideration of the sum of Ten (\$10.00) Dollars and other consideration, DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipts whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Marshall G. Bearden, his heirs and assigns forever; and to Juanita H. Bearden, her heirs and assigns forever:

ALL of that parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, located about two miles east from the City of Greenville, near the U.S. dual lane highway, No. 29, and northwest therefrom, on the south side of Piney Ridge Drive, known and designated as Lot No. 13 on a plat of property known as "Piney Ridge", made by Dalton & Neves, dated February, 1952, recorded in the RMC Office for Greenville County in plat book CC at page 11, having the following courses and distances:

BEGINNING at a stake on the south side of Piney Ridge Drive, joint corner of Lots Nos. 12 and 13, and running thence S. 47 E. 170 feet to a stake; thence S. 43 W. 80 feet to a stake; thence N. 47 E. 170 feet to a stake on the south side of Piney Ridge Drive; thence therewith N. 43 E. 80 feet to the beginning corner.

As part of the consideration, this property is conveyed subject to the following restrictions which shall enure to the benefit of all persons now owning, or who in the future may own, property in the subdivision known as Piney Ridge and described in the plat referred to above: (1) The lot herein described shall be used and occupied for residential purposes only. No residence of a temporary nature such as a house trailer or shack shall be allowed and no commercial building or commercial establishment of any sort shall be allowed on the premises. (2) Any resident constructed on the premises shall contain a minimum of 12 hundred square feet of floor space, exclusive of all porches, stoops, terraces and garages, excepting, that this restriction shall not apply to residential units used solely for housing servants employed on the premises. Violation of any of the above restrictions shall entitle the grantor or any owner of property in said subdivision to injunctive relief and to damages.

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.

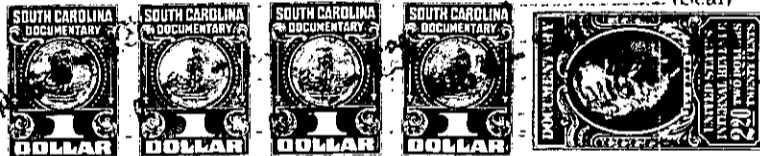
And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs and Assigns against the grantor(s) and the grantor's(s') Heirs 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 6th day of May in the year of our Lord One Thousand Nine Hundred and Sixty One

Signed, Sealed and Delivered in the Presence of

A. R. Willis (Seal)

Judy J. Mahaffey
Harold N. Morris



State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me Judy J. Mahaffey

and made oath that she saw the within named grantor(s) A. R. Willis sign, seal and as his act and deed deliver the within written deed, and that she, with Harold N. Morris witnessed the execution thereof.

Sworn to before me this 6th day of May, A. D., 1961
Harold N. Morris (Seal)
Notary Public for South Carolina

Judy J. Mahaffey

State of South Carolina
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
I, Harold N. Morris Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mary L. Willis wife of the within named A. R. Willis 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 Marshall G. & Juanita H. Bearden, 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 6th day of May, A. D., 1961
Harold N. Morris (Seal)
Notary Public for South Carolina

Mrs. Mary L. Willis

Cancelled documentary stamps attached: S. C. \$ _____; U. S. \$ _____ P.
Recorded this 4th day of August, 1961, at 4:02 M., No. #3564

P15.7-2-79