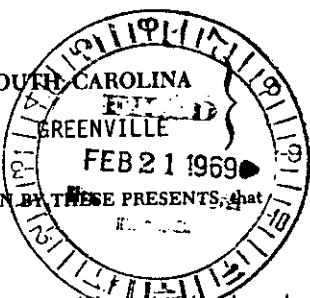


STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

County Stamps Paid \$1.10
See Act No.380 Section 1

BOOK 862 PAGE 417



KNOW ALL MEN BY THESE PRESENTS, that

We, Claude R. Rogers and Rudy Martin,

in consideration of Nine Hundred and no/100 (\$900.00) 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 Jimmy Hudson, his heirs and assigns forever,

All that piece, parcel, or lot of land in the State and County aforesaid, being known and designated as Lot No. 45, as shown on a Plat of Pinewood Estates by H. S. Brockman, Surveyor, dated November 7, 1958, and recorded in the R.M.C. Office for Greenville County in Plat Book MM, at page 55, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on County Road, joint front corners of Lots Nos. 44 and 45 and running thence along the line of said lots, S. 16-35 E. 173 feet to iron pin near line of Lot 39; thence running with rear line of Lots 38 and 39, S. 73-25 W. 90 feet to iron pin rear line of Lot 46; thence running with line of said lot, N. 16-35 E. 170 feet to iron pin on County Road; thence running with County Road, N. 71-32 E. 90 feet to iron pin at point of beginning.

No residence shall be erected on lots nearer than thirty-five (35) feet to the front line; no residence to costs less than Ten Thousand (\$10,000.00) Dollars shall be erected on any lot; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks; all lots to be used for residential purposes only.

This conveyance is subject to all easements and rights of way of record.

This being the same lot of land conveyed to us by deed of B. M. Oliver and Velma Oliver, dated August 1, 1968, and to be recorded in

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 31 day of November 19 68

SIGNED, sealed and delivered in the presence of:

Joann I Wilson
John T. Wilson

Claude R. Rogers (SEAL)
Rudy Martin (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

PROBATE

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 31 day of November 19 68

John T. Wilson (SEAL)
Notary Public for South Carolina.

Joann I Wilson

MY COMMISSION EXPIRES JAN. 1, 1972

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 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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 31 day of November 19 68
John T. Wilson (SEAL)
Notary Public for South Carolina.

Guetta T. Rogers
Betty Jean S. Martin

RECORDED this 21 day of February 19 69, at 9:15 A. M., No. 19850

86-79.6-1-131