

JUN 21 9 58 AM '71

TITLE TO REAL ESTATE—Prepared by PYLE & PYLE, Attorneys at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that -----Barnette F. Cleveland-----

in consideration of --Three Thousand, Two Hundred, Ninety and No/100----- Dollars,  
(\$3,290.00)-----  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto --Donald Riffle and Louise J. Riffle, their heirs and assigns, forever:

ALL that piece, parcel or tract of land situate, lying and being in  
Grove Township, Greenville County, South Carolina on the southerly  
side of Blakely Road containing 3.29 acres and having, according to  
survey prepared by J. Don Lee, March 6, 1971 and recorded in the  
R.M.C. Office for Greenville County, South Carolina in Plat Book \_\_\_\_\_  
at Page \_\_\_\_\_, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Blakely Road, 2200  
feet, more or less, from South Carolina Highway 20 and in line of other  
property of grantor and running thence with said Road S. 75-50 E. 234.6  
feet to an iron pin; thence S. 25-10 W. 646 feet to an iron pin in  
line of property of M. W. Fore; thence N. 64-50 W. 230 feet to an iron  
pin; thence N. 25-10 E. 601 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways,  
easements and rights-of-way, if any, appearing of record, on the premises,  
or on the recorded plat, which affect the property hereinabove described.

The above property is conveyed subject to the following restrictions:

1. This property shall be used for residential purposes only.
2. Any dwelling constructed thereon shall contain at least 1300 square feet and shall be situate at least 110 feet from the right of way of Blakely Road.
3. No pre-fabricated houses shall be permitted on said property.
4. No trailer or mobile home shall be placed on said property, temporarily or permanently.
5. Nothing shall be done on said lot which shall constitute an annoyance or nuisance to surrounding property owners.

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 22nd day of June 19 71.  
SIGNED, sealed and delivered in the presence of:  
*B. F. Cleveland* (SEAL)  
Barnette F. Cleveland

*C. V. Pyle* (SEAL)  
*Sue Farnsworth* (SEAL)  
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (SEAL)  
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (SEAL)  
SOUTH CAROLINA DOCUMENTARY 5 DOLLARS (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of June 19 71.  
*C. V. Pyle* (SEAL)  
*Sue Farnsworth*  
Notary Public for South Carolina.  
My Commission Expires: 11/18/80

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
NO RENUNCIATION OF DOWER GRANTOR WIDOWER  
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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)

Notary Public for South Carolina

RECORDED this 30 day of June 19 71, at 9:58 A. M., No. 32104

85-608.4-1-213  
3.85-OUT OF 608.4-1-213