

KNOW ALL MEN BY THESE PRESENTS, that I, Porter F. Vaughn

in consideration of One Dollar (\$1.00) Love and Affection ----- 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

Betty V. Cooper, her heirs and Assigns, forever:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, located near Greer, on the South Side of Vaughn Road and on the northwest side of Brannon Road and being shown as lot numbered three (3) on plat number five (5) of the R. B. Vaughn Estate, recorded in plat book LL at page 35, Greenville County R. M. C. Office, and having the following metes and bounds according to said plat, to wit:

BEGINNING at an old iron pin on the Northwest side of Brannon Road at the Hawkins land and running thence N. 34-40 E. 81.2 feet to a stake on the Northwest side of said road; thence on a curve 14.5 feet the cord of which is N. 36-35 W. to a stake on the South side of Vaughn Road; thence N. 77-02 W. 208 feet along the said Vaughn Road to a stake at the corner of lot number two; thence S. 10-12 W., 93.5 feet along the East side of lot two to a point on the Hawkins land; thence S. 79-48 E. 182.6 feet along the said Hawkins land to the beginning corner.

The within described property is subject to the following protective and restrictive covenants, to wit:

- (1) That the above property shall be used for residential purposes only
- (2) That no dwelling or other building shall be erected or placed any close than 40 feet to the street or road on which the property fronts
- (3) That no dwelling shall be placed on the property which shall have any less than 950 square feet of floor space.

These restrictions and prospective covenants are made for the within grantor, her successors and assigns, and are to run with the land and shall be binding on all persons and parties claiming under her for a period of twenty-five years, any violation shall entitle the grantor her successors and assigns to bring proceedings in any court of jurisdiction to restrain or for damages

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 20 day of April 19 72

SIGNED, sealed and delivered in the presence of:

Porter F. Vaughn (SEAL)

Bobbie J. Dill (SEAL)

Clarence H. McEachern (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 20 day of April 19 72

Clarence H. McEachern (SEAL)
Notary Public for South Carolina.

Bobbie J. Dill

My Commission Expires 1/9/81

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

(Grantor UnMarried)

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)' 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 19 day of

(SEAL)
Notary Public for South Carolina.

RECORDED this 12th day of May 19 72 at 1:16 P. M., No. 30802

-286-716-2-49