

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that I, Melvin K. Younts,

in consideration of ONE THOUSAND NINE HUNDRED NINETY-FIVE & NO/100 (\$1,995.00)-- 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 Clarence P. Beck, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land, with improvements thereon, lying, being and situated in Fairview Township, County of Greenville, State of South Carolina, on the Western side of Fountain Inn Drive in accordance with plat dated September 24, 1974, by Montgomery Surveying and Mapping Company containing 1.3 acres and being more fully described, to-wit:

BEGINNING at a nail cap on the Western side of Fountain Inn Drive, being 800 feet Northeast from the Southeastern property line of grantor, and running thence from said nail cap N. 25-44 E. 200 feet to nail cap; thence N. 63-13 W. 300 feet to an iron pin; thence S. 25-44 W. 200 feet to an iron pin; thence S. 63-13 E. 300 feet to an iron pin, being the point of beginning. Both property lines perpendicular to Fountain Inn Drive pass over iron pins at edge of road.

This being a portion of the property as conveyed to grantor by deed dated April 12, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 999, Page 615, and by deed dated April 29, 1974 recorded in the R.M.C. Office for Greenville County in Deed Book 999, Page 617.

This property is conveyed subject to easements, rights-of-way and restrictions of record.

Grantor to pay 1975 County taxes.

This conveyance is subject to the following restrictions until Jan. 1, 2025.

- 1. This property must be used for residential purposes only.
- 2. No offensive or obnoxious activity is allowed.
- 3. All structures must be at least 75 ft. back from the street and nothing of a permanent nature maintained within that 75 ft. except trees, shrubs, and beautification items.

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 23rd day of May 1975.

SIGNED, sealed and delivered in the presence of:

*James W. Jerry*  
*James Shelt*

*Melvin K. Younts* (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 23rd day of May 1975.

*James Shelt* (SEAL)  
Notary Public for South Carolina.

*James W. Jerry*



My commission expires 2-22-82

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this  
day of 19  
*James Shelt* (SEAL)  
Notary Public for South Carolina.

*Melvin K. Younts*

My commission expires 2-22-82

RECORDED this day of MAY 20 1975 19, at 3:50 P.M., No. 27863

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