

TITLE TO REAL ESTATE- Offices of HILL, JAMES, & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OGNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that H. Dean Bruce, Sr.

in consideration of Seven Thousand Eight Hundred Twenty-Six and No/100-----\$7,826.00)-----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 E. H. Brown, Jr., his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, and being located on the Southern side of Fitts Road and having, according to a plat prepared by Jones Engineering Service, dated June 25, 1976, metes and bounds as follows:

BEGINNING at a point in the center of Fitts Road, iron pin being located 25 feet from the center of said Road and running thence along the joint line of property herein and other property of the Grantor, S. 14-31 W. 540 feet to an iron pin; thence turning and running S. 75-29 E. 234 feet to an iron pin in line of Tract 2; thence turning and running N. 14-31 E. 578.9 feet to a point in the center of Fitts Road, iron pin being located 20 feet from the center of said Road; thence turning and running along the center of Fitts Road N. 84-51 W. 238.9 feet to the point of beginning.

The above described property contains approximately 3.01 acres.

631.12-1-2.3
315-
OUT OF 631.12-1-2

This being the same property acquired by the Grantor by deed recorded in the RMC Office for Greenville County in Deed Book 937 at Page 579 .

This property is conveyed subject to the following restrictive covenants: (1) This property shall not be re-divided and shall be used solely and exclusively for single family dwelling purposes only; (2) The ground floor of any dwelling, exclusive of open porches and garages, shall be not less than 1,500 square feet, nor less than 1,300 square feet for a dwelling of more than one story. The lowest level of a split level shall (over) 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)'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 19th day of July 1976

SIGNED, sealed and delivered in the presence of:

Jayce B. Edge
James W. [unclear]

Greenville County
Stamps
Paid \$ 8.80
Act No. 351 Sec. 1



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) 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 19th day of July 1976

James W. [unclear] (SEAL)
Notary Public for South Carolina.

My Commission Expires 5/29/83

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 19th day of July 1976.

James W. [unclear] (SEAL)
Notary Public for South Carolina.

My Commission Expires: 5/29/83

Ernie Lee Bruce

RECORDED this 19th day of July 1976 at Greenville, S.C. M. No. 1-2

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