

Peter David Hunt, P. O. Box 1239, Greer, S.C. 29611

CONNIE S. TANKERSLEY R.H.C.

VA 1052 REC 272

State of South Carolina

Know All Men by These Presents:

Greenville COUNTY

That we, Charles H. Welch and Nancy T. Welch in the State aforesaid, in consideration of the sum of (\$5,500.00) Five Thousand, Five Hundred DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents o grant, bargain, sell and release unto the said Peter David Hunt and Wilma Reece Hunt, their heirs and assigns forever:

ALL that lot of land in the State of South Carolina, County of Greenville, near the City of Greer, being known and designated as Lot No. 144 on a plat of Belmont Heights, Section No. 3, dated October 23, 1969 and recorded in Plat Book 4F at Page 29 in the RMC Office for Greenville County and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the westerly side of Windsor Road, joint front corner of Lots 144 and 145, and running thence with the line of Lot No. 145, N. 70-46 W. 307 feet to an iron pin; thence N. 26-36 E. 120.8 feet to an iron pin at the rear corner of Lot No. 143; thence along the line of Lot No. 143, S. 70-46 E. 307.2 feet to an iron pin on the westerly edge of Windsor Road; thence with the edge of said Road, S. 27-08 W. 121 feet to the point of beginning.

This property is expressly conveyed subject to all the restrictive covenants and reservations contained in an instrument of record in Deed Book 660 at page 131, with the amendment that the ground floor area of the main structure of any dwelling constructed on such property, exclusive of one story open porches and garages, shall not contain less than 2,000 square feet for a one story dwelling. This property is further conveyed subject to any rights of way or easements affecting same.

In the event that Windsor Road is ever extended and/or the temporary cul-de-sac as shown on the aforesaid plat is abandoned, then such portion of the aforesaid temporary cul-de-sac as is contained within the boundaries of the lot described herein shall become vested absolutely in the owner of the aforesaid lot No. 144.

This being the same property conveyed to grantor recorded in Greenville RMC Office, Deed Book 911, Page 208, dated March 23, 1971.

— 289-718.1-1-31

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, and their Heirs and Assigns forever.

And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s) Heirs and Assigns against the grantor(s) and the grantor's(s) Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the grantor's(s) hand and seal this of our Lord One Thousand Nine Hundred and

Signed, Sealed and Delivered in the Presence of

3 day of March in the year 1977

Charles H. Welch (Seal) Nancy T. Welch (Seal)

Linda V. Aderholt Kaja Minus

STATE OF SOUTH CAROLINA GREENVILLE COUNTY DOCUMENTARY TAX STAMP 11.00 06.05

State of South Carolina

Greenville COUNTY

Personally appeared before me Linda T. Aderholt sign, seal and as their act and deed and Nancy T. Welch witnessed the execution thereof

and made oath that she saw the within named grantor(s) Charles H. Welch deliver the within written deed, and that she, with Kaja Minus

Sworn to before me this 3

day of March A. D. 19 77

Elizabeth V. Smith (Seal) Notary Public for South Carolina

Linda V. Aderholt

State of South Carolina

Greenville COUNTY

RENUNCIATION OF DOWER

I, Elizabeth V. Smith Notary Public do hereby certify

unto all whom it may concern, that Mrs. Nancy T. Welch wife of the within named Charles H. Welch did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Peter David Hunt and Wilma Reece Hunt Heirs and Assigns, all her interest and

estate and also all her right and claim of Dower, of or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 3

day of March A. D. 19 77

Elizabeth V. Smith (Seal) Notary Public for South Carolina

Nancy T. Welch

Cancelled documentary stamps attached: S. C. \$ U. S. \$ 235.12 Recorded this day of MAR 8 1977 at 9:16 A. M. No.

718.1, 2

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