

✓ State Of South Carolina }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE

SEP 6 1978

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KNOW ALL MEN BY THESE PRESENTS That I, Kathyne H. Tewell

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in the State aforesaid,

in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration-----Dollars,
to me in hand paid at and before the sealing of these presents by Don R. Rogers and Mary Ann Rogers

(the receipt whereof

is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Don R. Rogers and Mary Ann Rogers, their heris and assigns, forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, situated just below the town of Piedmont, South Carolina, being known and designated as Lots No. 71 and 72 of a subdivision known as Monticello Estates, as shown by a Plat thereof, by Woodward Engineering Company, dated March 1956, and recorded in the R.M.C. Office for Greenville County, in Plat Book EE, at Page 169, and having according to said plat the following description, to-wit: BEGINNING on North Monticello Road at an iron pin joint front corners of lots 72 and 73 and running thence 166.46 feet along the line of said Road toward the Saluda River to an iron pin at joint front corners of lots 70 and 71; running thence 200 feet along the side line of lot 70 to an iron pin at joint rear corners of lots 71 and 72 to an iron pin at joint rear corners of lots 72 and 73; running thence 200 feet along the side line of lot 73 to the iron pin at joint front corners of lots 72 and 73 on North Monticello Road, the point of beginning.

-91-617.3-1-17 1/8

According to the Plat on record, lot 71 and 72 are each sized 83.23 feet wide and 200 feet deep.

NO residence to cost less than Five Thousand (\$5,000.00) Dollars shall be erected on any lot; no residence shall be erected on lots nearer than forty (40) feet to the front line; no outside toilets permitted and sewage to be disposed of by approved septic tanks.

This is the same piece, parcel and lot conveyed unto the Grantor herein by deed of M. W. Fore, which is recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book 780 at Page 425.

IT IS UNDERSTOOD AND AGREED that this property is subject to any and all easements and protective covenants as are of record in the aforesaid Clerk's Office and to any and all such commercial and domestic easements and rights-of-ways as exist.