

GRANTEE ADDRESS: McAllister Circle, Route 5, Box 582, Travelers Rest, S.C. 29689

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Troy McAllister and Alice Mae N. McAllister

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MERSLEY

in consideration of Five Thousand and No/100 (\$5,000.00)----- 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 Lothar Frodl and Rebecca H. Frodl, their heirs and assigns forever:

ALL those pieces, parcels or lots of land in the County of Greenville, State of South Carolina, situate, lying and being on McAllister Circle and being all of Lot No. 21 and a portion of Lot No. 22 of Echo Hills Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book FFF, at page 163 and having, according to said plat, the following metes and bounds, to-wit: PTOF 494-1-16.12

BEGINNING at an iron pin on the western side of McAllister Circle at the joint front corner of Lots 20 and 21 and running thence with the common line of said lots N. 85-56 W. 129.4 feet to an iron pin at the joint rear corner of Lots 20 and 19; thence along the joint line of Lots 21 and 19, S. 74-01 E. 89.4 feet to an iron pin; thence along the joint rear line of Lots 17 and 21, S. 14-20 E. 78.7 feet to an iron pin at the joint rear corner of Lots 17, 21 and 22; thence along the joint line of Lots 17 and 22, S. 23-20 E. 37.1 feet to an iron pin; thence along the joint rear line of Lots 22 and 16, S. 7-58 W. 70.7 feet to the joint rear corner of Lots 16, 23, and 22; thence in a new line through Lot 22, N. 83-20 W. 163.7 feet to an iron pin on the northwestern side of McAllister Circle; thence with said Road N. 12-06 W. 130 feet, more or less, to the point of beginning. This deed conveys unto the Grantees the remaining portion of Lot 22 and the entire portion of Lot 21 of Echo Hills Subdivision. The Grantees had previously purchased a portion of Lot 22 of Echo Hills Subdivision as shown in deed recorded in the RMC Office for Greenville County in Deed Book 983 at page 516 on September 10, 1973.

The following covenants and restrictions as set forth shall be binding on Grantees herein their heirs, successors or assigns:

1. No residential structure shall be erected or placed on said property which has a ground floor area of less than 1500 square feet exclusive of open porches and garages.
2. This property shall be used only for single family residences.
3. All sewage disposal shall be by septic tank, meeting the approval of the State Board of Health or by municipal sewage system.

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together with all and singular the rights, members, hereditaments and appurtenances to and 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 grantee's do hereby bind the grantee, and the grantee'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 whatsoever lawfully claiming or to claim the same in any part thereof.

WITNESS the grantee's hand and seal this 10th day of January, 1981

SIGNED, sealed and delivered in the presence of

Raymond Perry Edwards

Troy McAllister
Troy McAllister

SEAL

Alice Mae N. McAllister
Alice Mae N. McAllister

SEAL

Alice Mae N. McAllister

SEAL

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and male with that she saw the within named grantee's sign, seal and as the grantee's and does deliver the within written deed and that she with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 10th day of January, 1981

Raymond Perry Edwards
Notary Public for South Carolina

SEAL

Janice O'Neil

My commission expires 2/28/82

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned, Alice Mae N. McAllister, do hereby certify that I am a widow, that the within deed was given to me by the above named grantee, and that I have examined the same and have found it to be a true and correct copy of the original as the same appears in the public records of the County of Greenville, South Carolina, and that I have no claim, interest or right in the same, and that I have released and forever relinquished 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 in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 10th day of January, 1981

Raymond Perry Edwards
Notary Public for South Carolina

SEAL

Alice Mae N. McAllister
Alice Mae N. McAllister

My commission expires 2/28/82

RECORDED

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