

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address:
Rt 2, Box 44-A
Marietta, SC 29661

VOL 1211 PAGE 847

KNOW ALL MEN BY THESE PRESENTS, that Richard K. Wagner and Vickie C. Wagner

GREENVILLE CO. S.C.
MAY 3 3 20 PM '84
DUNNIE S. HANNERSLEY
R.M.C.

in consideration of Fifteen Thousand Five Hundred and no/100 (\$15,500.00)-----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 Jeffery E. Brinck and Joyce W. Brinck, their heirs and assigns, forever:

ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Travelers Rest, being shown as 1.86 acres on plat entitled "Property of Richard K. Wagner and Vickie C. Wagner", prepared by W. R. Williams, Jr., Surveyor, recorded in the RMC Office for Greenville County in Plat Book 7-M, Page 18, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Westridge Court, thence S. 33-24 W., 398 feet to an iron pin; thence N. 43-22 W., 317 feet to an iron pin; thence N. 59-31 E., 273 feet to an iron pin; thence S. 60-49 E., 50 feet to an iron pin; thence N. 54-04 E., 57.6 feet to an iron pin; thence S. 67-45 E., 119.9 feet to an iron pin being the point of beginning.

THIS is a portion of that property conveyed to the Grantors by Deed of David Pavluk, et al., dated July 31, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1108, Page 536 on August 3, 1979.

4-355-522.3-1-2.14

RESTRICTIONS:

1. Dwelling must be set-back a minimum of 35 feet from edge of Street. (This amounts to 60 feet from centerline of Street.)
2. Only one single family residence allowed on this tract. Minimum house size 1,400 square feet living area.
3. Single wide mobile home not allowed. Double wide allowed on permanent brick or block foundation, 24 in. min. ground clearance at lowest point required. Minimum double wide trailer size 24 feet x 55 feet.
4. Temporary single wide mobile home allowed during construction of house. This mobile home can only be set-up after foundation for permanent house is constructed. A maximum of one year is allowed for the temporary mobile home.

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 30 day of April, 1984

SIGNED, sealed and delivered in the presence of:

Nancy M. Pulcine
P. Joyce McLaurell

Richard K. Wagner (SEAL)
Vickie C. Wagner (SEAL)

_____ (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 30 day of April, 1984

P. Joyce McLaurell (SEAL)
Notary Public for South Carolina
My commission expires 4-21-86

Nancy M. Pulcine
_____ (SEAL)

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

30 day of April, 1984
P. Joyce McLaurell (SEAL)
Notary Public for South Carolina
My commission expires 4-21-86

Vickie C. Wagner
_____ (SEAL)

RECORDED this _____ day of _____ 19____, at _____ M., No _____