

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

Grantee Address: First Federal
P.O. Box 408
Greenville, SC 29602

KNOW ALL MEN BY THESE PRESENTS, that Mark S. Jayson,

VOL 1224 PAGE 832

DEED BOOK 1130 PAGE 100
R.M.C. OFFICE
42 Page 189

in consideration of the premises herein and release of indebtedness hereinafter described

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto First Federal Savings and Loan Association of South Carolina, their successors 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, being known and designated as Lot No. 87 on a Plat of property of Lakewood on the Saluda (also known as Stoneledge), said plat being recorded in the R.M.C. Office for Greenville County in Plat Book QJ at Page 15, and being more specifically described on a more recent plat of property of Mark S. Jayson and Louise Jayson recorded in the Greenville County R.M.C. Office in Plat Book 8-C at Page 81.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way appearing on the property and/or of record.

This is the same property conveyed to the Grantor and Louise Jayson by deed of Stoneledge, Ind., dated July 30, 1980, and recorded July 31, 1980, in the R.M.C. Office for Greenville County in Deed Book 1130 at Page 100. Louise Jayson subsequently conveyed all her undivided one-half interest in the property to the Grantor by deed dated May 14, 1982, recorded in the R.M.C. Office for Greenville County on May 21, 1982, in Deed Book 1167 at Page 265.

The following protective and restrictive covenants are hereby imposed on the above described property:

- 13 - 308 - 132.5 - 1 - 87

1. This lot shall be used exclusively for residential purposes.
2. No noxious or offensive trade or activity shall be carried on upon this lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent or other outbuildings erected in the tract shall be at any time used as a residence temporarily or permanently nor shall any structure of a temporary character be used as a residence.
4. The ground floor area of the main structure, exclusive of one-story open porches, and garages shall be not less than 1,200 square feet.

Grantee hereby completely releases Grantor in full satisfaction of the indebtedness from that certain mortgage in favor of Grantee in the original sum of \$46,550.00 recorded in the R.M.C. Office for Greenville County on July 31, 1980, in Mortgage Book 1509 at Page 285. 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 grantee(s)'s hand(s) and seal(s) this 15th day of October 1984

SIGNED, sealed and delivered in the presence of:

Mark S. Jayson (SEAL)
MARK S. JAYSON (SEAL)
(SEAL)
(SEAL)

STATE OF NORTH CAROLINA }
COUNTY OF Mecklenburg }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantee(s) sign, seal and as the grantee(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 15th day of October 1984

Notary Public for North Carolina (SEAL) Deborah J. Cooke

My commission expires November 25, 1987

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER
NOT NECESSARY - CHANGE OF LAW

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantee(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 _____ day of _____ 19____

Notary Public for South Carolina (SEAL)
My commission expires _____

RECORDED this _____ day of _____ 19____ at _____ M., S.C.

(CONTINUED ON NEXT PAGE)