

FILED
GREENVILLE CO. S. C.

BOOK 1117 PAGE 68

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE DONNE S. T. HERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that WE, E. DONALD CARTER and GLADYS B. CARTER

Rt. 13, Staunton Bridge Rd
Greenville SC

in consideration of TWELVE THOUSAND AND NO/100 (\$12,000.00)----- 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 JOSEPH MICHAEL MITCHELL and DEBRA LANE MITCHELL, their heirs and assigns, forever:

ALL that piece, parcel or lot of land in Gantt Township, being known and designated as Lots Nos. 15 and 16, of a subdivision known as Bel Aire Estates, as shown on a plat thereof, dated May 1956, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "KK", at page 19, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Staunton Bridge Road, joint front corners of Lots Nos. 16 and 17 and running thence with Staunton Bridge Road, N. 1-39 E. 130 feet to an iron pin; thence running at a curve N. 46-39 E. 28.3 feet to iron pin on Cumbahee Trail; thence running with Cumbahee Trail, S. 88-21 E. 150 feet to iron pin front corner of Lot No. 20; thence running with line of said lot, S. 1-39 W. 150 feet to iron pin rear corner of Lot No. 17; thence running with line of said lot, N 88-21 W. 170 feet to iron pin at point of BEGINNING.

14-166-WG10.7-1-11,12

No residence to cost less than Seven Thousand Five Hundred and NO/100 (\$7,500.00) shall be erected on said lots; no residence shall be erected on any lot unless said lot has fifty (50) feet or more frontage; no residence shall be built on any lot nearer than thirty-five (35) feet to the front line; no outside toilets to be permitted and sewage to be disposed of by approved septic tanks; no business buildings shall be erected on any lot other than lots fronting on Staunton Bridge Road.

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

This being the same property conveyed to the Grantors herein by deed of Syble C. Lowe dated Aug. 20, 1968 and recorded in the RMC Office for Greenville County in Deed Book 858 at page 538 on December 31, 1968.

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 7th day of

Dec. 1979

SIGNED, sealed and delivered in the presence of:

E. Donald Carter
E. Donald Carter (SEAL)

Kim R. Varner
Brenda K. Hooper

Gladys B. Carter
Gladys B. Carter (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 7th day of Dec. 19 79

Brenda K. Hooper (SEAL)
Notary Public for South Carolina.
My commission expires 4-9-85

Kim R. Varner

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 7th day of December 19 79

Kim R. Varner (SEAL)
Notary Public for South Carolina.
My commission expires 3/7/85

Gladys B. Carter
Gladys B. Carter

RECORDED this day of 19
RECORDED DEC 10 1979
at 10:37 A.M.

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253, 71610.7

GREENVILLE COUNTY DOCUMENTS TAX 13.20

1979

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