

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

VOL 1118 PAGE 905

BROWN  
KNOW ALL MEN BY THESE PRESENTS, that I, WILLIE MAE/ PHILLIPS,

FILED  
JAN 15 8 48 AM '80  
CO. S. C.

in consideration of ELEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$11,500.00) 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 DWIGHT A. LOFTIS & STEPHEN A. LOFTIS, Their Heirs & Assigns, Forever:

ALL that certain piece, parcel and tract of land with all improvements thereon lying and being situate in County and State aforesaid just north of village of Travelers Rest in subdivision known as "Love Estates", being southern portion of Lot 7 shown on plat of that subdivision recorded in RMC Office for Greenville County in Plat Book 1, pages 111-112, having following courses and distances:

BEGINNING at point on eastern bank of Buncombe Road, joint corner of Lots 6 & 7, and running thence with line of Lot 6, S. 47-34 E. 592 feet to branch; thence along said branch as line 46.8 feet to corner in branch; thence N. 44-47 W. 600 feet to Buncombe Road; thence along Buncombe Road S. 39-26 W. 75 feet to beginning

This conveyance is made subject to following reservations and restrictions:

1. Said property never to be sold to any person of African descent.
2. For period of 10 years from date of this conveyance said property shall not be used for any business purposes. - 8-366-490-4-19
3. No residence (except for private garages and out buildings) shall be constructed on said property of less value than \$2,000.00 exclusive of lot value.
4. No residence to be erected on lot within 50 feet of street line.
5. Right is reserved by seller to use not exceeding 8 feet of frontage on Buncombe Road for purpose of building a sidewalk.

It is intended that foregoing reservations and restrictions shall run with the land and shall be enforceable against any owner thereof or by owner of any lot in the subdivision from which the lot here conveyed is taken.

This being same property conveyed to Grantor and B.B. Phillips recorded Sept. 10, 1941, in Deed Book 237, page 139. B.B. Phillips died testate as shown in Apt. 729, File 9, Probate Court Greenville County, leaving his wife, Willie Mae Phillips, as his sole heir at law.

This property also subject to a sewer right of way.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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 whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) this 14 day of January, 19 80

SIGNED, sealed and delivered in the presence of:  
Julius E. O'Neil  
Jane H. Richardson

Willie Mae Brown Phillips (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
RECORDED  
JAN 15 1980

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 14 day of January 19 80

Julius E. O'Neil (SEAL)  
Notary Public for South Carolina.

Jane H. Richardson (SEAL)

My commission expires Aug. 23, 1987

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER : FEMALE GRANTOR

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)' 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 15 day of 1980

at 8:48 A.M.

GREENVILLE COUNTY  
DOCUMENTARY TAX  
12.65  
JAN 15 1980

5070  
JAN 15 1980  
1403

4328 RV-2

5060