

TITLE TO REAL ESTATE - Offices of HILL, WYATT & BANNISTER, Attorneys at Law, 100 Williams St. Greenville, S.C.

STATE OF SOUTH CAROLINA } Grantee's Address:
COUNTY OF GREENVILLE } R.O. Box 1021
KNOW ALL MEN BY THESE PRESENTS, that } Taylors, S.C. 29687

BOOK 1162 PAGE 921

H. DEAN BRUCE
DONALD W. WATSON
DIAN HANSON

in consideration of FIVE THOUSAND FIVE HUNDRED AND NO/100 (\$5,500.00) 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 JANE A. ROBINSON, her heirs 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, and being located on the Southern side of Fitts Road and having, according to a plat prepared by Jones Engineering Service, dated March 3, 1978, entitled "Property of Jack L. Carroll and Elizabeth B. Carroll", the following metes and bounds, to-wit:

10 (315) 630.1-1-9.1 -> 1.5Ac
OUT OF 630.1-1-9

BEGINNING at a point in the center of Fitts Road, iron pin being located 25 feet from the center of said Road and running thence along the joint line of property herein and other property of the Grantor, S. 70-55 E., 266 feet to a new iron pin; thence turning and running N. 25-00 E., 301.7 feet to a point in the center of Fitts Road; thence turning and running with the center of Fitts Road N. 55-30 W., 50 feet to a point; thence continuing with the center of Fitts Road N. 85-54 W., 53.2 feet to a point; thence continuing with the center of Fitts Road S. 71-24 W., 193 feet to a point; thence S. 25-26 W., 100 feet; thence S. 41-21 W., 89 feet to the point of beginning.

This conveyance is made subject to all easements, restrictions, setback lines, roadways and rights of way, if any, affecting the above described property.

This is a portion of the property conveyed to the above named Grantor by deed of P. L. Bruce, Jr. and Thomas S. Bruce, dated March 7, 1972, and recorded in the RMC Office for Greenville County in Deed Book 937, at page 599 on March 8, 1972.

This property is also conveyed subject to the following restrictive covenants: (1) This property shall not be redivided and shall be used solely and exclusively for single family dwelling purposes only; (2) The ground floor of any dwelling, exclusive of open porches and garages, shall be not less than 1,500 square feet, nor less than 1,300 square feet for a dwelling of more than one story. The lowest level of a split level shall be counted as one-half (1/2) of the square footage in the total finished area; (3) No trailer, mobile home, tents, garages, barns or other outbuildings or temporary structure shall be used as a residence temporarily or permanently; (4) No dwelling or other structure shall be erected more than 100 feet from the road.

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 11 day of February 19 82

SIGNED, sealed and delivered in the presence of:

Walter W. Watson

Dian Hanson

H. Dean Bruce (SEAL)
H. Dean Bruce (SEAL)

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 11 day of February 19 82

Dian Hanson (SEAL)
Notary Public for South Carolina.

My commission expires 5/4/86

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 11 day of February 19 82

Dian Hanson (SEAL)
Notary Public for South Carolina.

My commission expires 5/4/86

RECORDED this FEB 25 1982 day of February at 11:39 A.M.

STATE OF SOUTH CAROLINA
DOCUMENTARY
FEBRUARY 11 1982

GREENVILLE COUNTY
RECORDED
FEB 25 1982
11:39 AM

1162-921

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