STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE KNOW ALL MEN BY THESE PRESENTS, that FRED HUNT

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A CONTRACTOR OF THE PARTY OF TH

in consideration of SIXTY THOUSAND AND NO/100-----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto E. MAX CROMER AND SUSAN S. CROMER, their heirs and assigns forever:

All that piece, parcel or lot of land with all improvements thereon situate, lying and being in the State and County aforesaid and being shown and designated on a Survey entitled Property of E. Max & Susan S. Cromer made by Tri-State Surveyors dated March 27, 1984 to be recorded herewith in Greenville County RMC Office in Plat Book 10Q, Page 5. Said Plat is specifically referred to for a more complete property description.

DERIVATION: See Deed of Mrs. Daisy C. Flynn, et al recorded in the Greenville County Deed Book 324, Page 255.

- 1. Grantes shall further have the right of ingress and egress over the driveway as shown on said plat, provided, however, that Grantes shall have complete responsibility to repair said driveway and keep said driveway in good repair over at least that portion extending from Hwy. 29 right of way to at least that point adjacent to the new iron pin located S. 28-09 E. 62.4 feet from the NW corner of the above described property. Grantor agrees that this driveway shall not be used for commercial or business purposes except by Grantees.
- 2. Grantees shall have the first option to purchase any of Grantor's property currently adjacent to the above described property at a price and on terms no less favorable than those offered to a bonafide buyer.
- 1 avoi able that those offered to a bonafide buyer. +9.4-2-30.13. Grantor to pay 1984 Real Estate Tax. -11-276- -0070F+9.4-2-30

Grantees' Address: 9 Fairford Circle, Taylors, S.C. 29687

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4. Grantor specifically imposes the following restriction on the use of the above described property: That no alcoholic beverages will be sold on the subject property at any time within the next 20 years.

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 grantees), and the grantees(s) beins or successors and assigns, forever. And, the grantees(s) hereby bind the grantees(s) and the grantees(s) heirs or successors, executors and administrators to warrant and foreser 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 laim the same or any part thereof WITNESS the grantor's(s') hand(s) and walks) this \$3 day of May

(SEAL) SICNED: soled and delivered in the presence of (SEAL) (SEAL) (SEAL) PROBATE STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE Personally appeared the undersigned witness and made cath that (sike saw the within named grantor(s) sign, seal and as the grantor(s's) act and deed, deliver the within written deed and that (sike, with the other witness subscribed berrol. 1984 (SEAL) My commission espires 9-17-85 RENUNCIATION OF DOWER STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

RECORDI D LLLL

0 C 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, ren-xince, release and forever relinquish unto the grantee(s) and the grantee's's') heirs or successors and assigns, all her interest and esand all her right and claim of dower of, in and to all singular the premises within mentioned and released.

CIVEN under my hand and seal this  2 3 they of May 19 84	× fauline D/ Want
Notary Pul life for South Caroline.	
My commission expires 9-17-85	

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