

GREENVILLE CO. S. C.

BOOK 791 PAGE 531

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville

FEB 11 10 00 AM 1966



KNOW ALL MEN BY THESE PRESENTS, that I, Wayne L. Rich

in consideration of One Thousand Eight Hundred and No/100 (\$1,800.00)-----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 Bobby R. Shults, his heirs and assigns:

ALL that piece, parcel or lot of land situate, lying and being on the northern side of Old Farr's Bridge Road located in Paris Mountain Township, Greenville County, State of South Carolina and being known and designated as Lot No. 1 according to a plat entitled "Rich Acres" dated September 20, 1965 and recorded in the R. M. C. Office for Greenville County in Plat Book GGG at page 309, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Old Farr's Bridge Road and running thence N. 55-30 W. 252.8 feet to an iron pin; thence running N. 60-00 E. 222.5 feet to an iron pin at the joint rear corner of Lots Nos. 1 and 2; thence running along the common line of Lots Nos. 1 and 2 S. 33-00 E. 232.6 feet to an iron pin on the northern side of Old Farr's Bridge Road; thence running along the said Old Farr's Bridge Road S. 59-30 W. 125.5 feet to the point of beginning.

This property is conveyed subject to the following restrictive covenants and conditions which are intended to run with the land and shall not terminate until the year 1990:

1. No trailer or other temporary dwellings shall be placed or erected upon this lot;
2. This property shall be used solely for residential purposes and no more than one family shall occupy a dwelling thereon at any one time;
3. No residence shall be constructed thereon which shall have less than 1,250 sq. ft. of floor space on the ground floor, excluding porches, breezeways, garages or other unheated areas.
4. No wall, fence or hedge shall be erected across or along the front of any lot or nearer to the front lot line than the front of the house erected thereon.

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 8th day of February 1966 .

SIGNED, sealed and delivered in the presence of:

Wayne L. Rich (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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of February 1966 .

Notary Public for South Carolina. (SEAL)

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of February 1966 .

Notary Public for South Carolina. (SEAL)

Emilou W. Rich

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