

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that I, Aubrey C. Fore, Individually, and Executrix of the estate of M. W. Fore, deceased,

in consideration of - - Six Hundred Seventy-five and No/100 (\$675.00) - - - - - 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

Robert J. Pate and Christine O. Pate, their heirs and assigns forever:

ALL that piece, parcel or lot of land in Greenville County, State of South Carolina, being known and designated as Lot No. 15 Valencia Drive, as shown on a Plat of Valencia Estates by W. N. Willis, Engineers, dated November 19, 1960, recorded in the R. M. C. Office for Greenville County in Plat Book MM at Page 179, having according to said Plat the following description:

BEGINNING on Valencia Drive at an iron pin at joint front corners of Lots 14 and 15 and running thence 80 feet with the line of said Drive to an iron pin at joint front corners of lots 15 and 16; running thence 180 feet with the side line of Lot 16 to an iron pin at joint rear corners of Lots 15 and 16; running thence, according to recorded Plat, 80 feet with the rear line of Lot 15 to an iron pin at joint rear corners of lots 14 and 15; running thence 180 feet with the side line of Lot 14 to the iron pin on Valencia Drive at joint front corners of Lots 14 and 15, the point of beginning.

NO residence to cost less than \$10,000.00 shall be erected on any lot; no residence shall be erected on lots nearer than 35 feet to the front line; no residence shall be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets permitted and sewage to be disposed of by approved septic tanks; all lots to be used for residential purposes, only.

THIS conveyance is made subject to all easements and rights-of-way of record or now existing.

GRANTEE to pay taxes for the year 1970.



Greenville County  
1969  
Dec 20 380 Sec. 1

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 20 day of December 19 69

SIGNED, sealed and delivered in the presence of:  
Aubrey C. Fore (SEAL)  
Aubrey C. Fore, Individually (SEAL)  
Aubrey C. Fore (SEAL)  
Aubrey C. Fore, Executrix (SEAL)

D. Earlene Watson  
Oliver B. Crawford

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 20 day of December 19 69

D. Earlene Watson (SEAL)  
Notary Public for South Carolina.  
My comm. expires Jan. 1, 1970.  
Oliver B. Crawford

STATE OF SOUTH CAROLINA }  
COUNTY OF } 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)' 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 \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ (SEAL)

Notary Public for South Carolina.

RECORDED this 2 day of January 19 70, at 9:30 A. M., No. 14910

-150- WCG 6.3-4-51