GREENVILLE CO. S. C.

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Aug 14 11 39 AM '70

OLLIE FARNSWORTH
R.M.C.

TITLE TO REAL ESTATE—Prepared by KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Greenville County
Stamps
Paid $ 5.50
Act No. 380 Sec. 1

KNOW ALL MEN BY THESE PRESENTS, that I, Ralph K. Skelton

in consideration of Five Thousand and no/100 ($5,000.00) 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 P & W Enterprises, Inc., its successors and assigns forever:

All those pieces, parcel or lots of land; in Austin Township, County of Greenville, State of South Carolina, situate lying and being on the easterly side of Dalewood Drive, north of the Town of Simpsonville being known and designated as Lots Nos. 45 and 46 on plats of the property of D. L. Bramlett in the subdivision known as "Dalewood Heights" which plats are recorded in the RMC Office for Greenville County, S. C. in Plat Books "KK" at page 5 and "QQ" at page 135 and having according to said plats the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Dalewood Drive at joint front corner of Lots 44 and 45 and running thence along the joint line of the said lots S 47-17 E 226 feet to an iron pin; thence N 42-43 E 200 feet to an iron pin at joint rear corner of Lots 46 and 47; thence along the said joint line N 47-17 W 226 feet to an iron pin on the easterly side of Dalewood Drive; thence along said Dalewood Drive S 42-43 W 200 feet to an iron pin at the point of beginning.

The above described property is subject to existing easements, rights of way, reservations and to the following restrictions:

SOUTH CAROLINA DOCUMENTARY 5 50 DOLLARS

1. No building is to be erected or used for Commercial purposes on said lots. (Lots 1, 2, 3, 4, 5 and 6 in the subdivision are designated for commercial purposes).
2. Any dwelling erected on said lots shall be at least 30 feet from any street on which it fronts; shall contain at least 1200 square feet of floor space on first floor, exclusive of porches and garages, shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer.
3. No outbuilding with the exception of a garage shall be erected within 75 feet of any street on which lot fronts.
4. No pigs or goats are to be kept on said lot.
5. Any fence erected or used for the retention of animals other than domestic pets shall be at least 125 feet from any street on which lot fronts.

(continued on back)

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 14th day of August, 1970.

Ralph K. Skelton (SEAL)

(SEAL)

(SEAL)

(SEAL)

SIGNED, sealed and delivered in the presence of:

Jo Ann L. Strom

Gilbert B. Kinlaw

PROBATE

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

SWORN to before me this 14th day of August, 1970.

Jo Ann L. Strom

Gilbert B. Kinlaw (SEAL)

Notary Public for South Carolina.
My Commission Expires November 19, 1979.

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

14th day of August, 1970.

Mrs Ralph K. Skelton

Gilbert B. Kinlaw (SEAL)

Notary Public for South Carolina.
My Commission Expires November 19, 1979.

RECORDED this 14th day of August 1970 at 11:39 A. M., No. #3700

299-294-3-34

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