

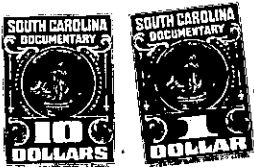
KNOW ALL MEN BY THESE PRESENTS, that **BELMONT HEIGHTS, INC.**
A Corporation chartered under the laws of the State of **South Carolina** and having a principal place of business at
Greer, State of **South Carolina**, in consideration of **Five Thousand Five Hundred**
and No/100 -----**(\$5,500.00)** ----- Dollars,
the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and
release unto
CHARLES H. WELCH AND NANCY T. WELCH, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that lot of land in the State of South Carolina, County of Greenville,
near the City of Greer, being known and designated as Lot No. 144 on a
plat of Belmont Heights, Section No. 3, dated October 23, 1969 and re-
corded in Plat Book 4F at page 29 in the RMC Office for Greenville County
and having, according to said plat, the following metes and bounds, to
wit:

BEGINNING at an iron pin on the westerly side of Windsor Road, joint front
corner of Lots 144 and 145, and running thence with the line of Lot No.
145, N. 70-46 W. 307 feet to an iron pin; thence N. 26-36 E. 120.8 feet
to an iron pin at the rear corner of Lot No. 143; thence along the line
of Lot No. 143, S. 70-46 E. 307.2 feet to an iron pin on the westerly edge
of Windsor Road; thence with the edge of said Road, S. 27-08 W. 121. feet
to the point of beginning.

This property is expressly conveyed subject to all the restrictive covenants
and reservations contained in an instrument of record in Deed Book 660 at
page 131, with the amendment that the ground floor area of the main struc-
ture of any dwelling constructed on such property, exclusive of one story
open porches and garages, shall not contain less than 2,000 square feet
for a one story dwelling. This property is further conveyed subject to
any rights of way or easements affecting same.

In the event that Windsor Road is ever extended and/or the temporary cul-
de-sac as shown on the aforesaid plat is abandoned, then such portion of
the aforesaid temporary cul-de-sac as is contained within the boundaries
of the lot described herein shall become vested absolutely in the owner
of the aforesaid lot No. 144.



6.05

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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized
officers, this 5th day of March 19 71.

SIGNED, sealed and delivered in the presence of:

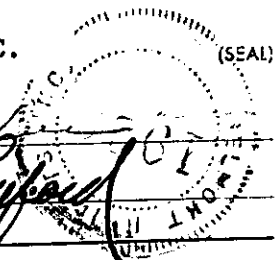
Dara A. Blouin
Joy S. Keller

BELMONT HEIGHTS, INC.

A Corporation
By:

Vice President

Secretary



STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Cor-
poration, by its duly authorized officers, sign, seal and as the grantor'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 5th day of March 19 71.

Joy S. Keller (SEAL)
Notary Public for South Carolina.

Dara A. Blouin

RECORDED this 23rd day of March 19 71, at 11:07 A. M., No. #22025

11-31
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