

TITLE TO REAL ESTATE— Offices of HILL, JAMES, LONG, EDRE, & WYATT. Attorneys at Law. 100 Williams St. Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OLLIE FARNSWORTH
R. M. C.

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KNOW ALL MEN BY THESE PRESENTS, that MICHAEL U. FAZIO

in consideration of One and No/100 -- (\$1.00) ----- Dollars.
and the premises -----
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
unto FAZIO AUTO COLLISION SERVICES, INC., its successors and assigns forever,

ALL that piece, parcel and lot of land situate, lying and being on Vincent Avenue in the subdivision known as Rolando Hills, Lots 6 and 7, Block A, according to plat of same by Piedmont Engineering Service, which plat is recorded in the R.M.C. Office for Greenville County in Book "AA," page 7; said lots being more fully described as follows: BEGINNING at an iron pin on the east side of Vincent Avenue with the joint front corners of lots 5 and 6; thence north 25-02 west 140 feet along said Vincent Avenue to the joint front corner of lots 7 and 8; thence north 66-09 east from the joint corners of lots 7 and 8, 135 feet to an iron pin; thence along their line south 25-02 east 140 feet to an iron pin at the joint rear corners of lots 5 and 6; thence along the joint lines of lots 5 and 6 south 66-09 west 135 feet to Vincent Avenue, the point of beginning. SUBJECT, however, to the following restrictions: This deed made subject to any rights-of-way which may have previously been given. No residence shall be erected at a cost of less than \$3,000.00; nor nearer than 25 feet to the front line; nor shall any residence be erected on any lot unless said lot have 50 foot frontage or more. No outside toilets are permitted and sewage must be disposed of by approved septic tank.

THIS being the same property conveyed to grantor herein by Deed Book 777, Page 446 recorded in the R.M.C. Office for Greenville County, South Carolina on July 14, 1965.

This conveyance is made subject to any and all existing and recorded easements, rights-of-way, restrictions and/or protective covenants.

NO TITLE EXAMINATION MADE IN CONJUNCTION WITH THIS CONVEYANCE

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 21 day of May 1971

SIGNED, sealed and delivered in the presence of:

Michael U. Fazio (SEAL)

William B. Long, Jr. (SEAL)
William B. Long, Jr. (SEAL)

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 21 day of May 1971

William B. Long, Jr. (SEAL)
Notary Public for South Carolina.

William B. Long, Jr. (SEAL)

My Commission Expires 11/18/80

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 21

day of May 1971
William B. Long, Jr. (SEAL)
Notary Public for South Carolina.

Doris J. Fazio (SEAL)

My Commission Expires 11/18/80

RECORDED this 25th day of May 1971, at 11:32 A. M., No. #28182

146-2-171