

FILED
GREENVILLE, CO. S. C.

VOL 936 PAGE 165

TITLE TO REAL ESTATE—Love, Thornton, Arrighetti & Thomason, Lawyers Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 17 3 56 PM '72
OLLIE FARNSWORTH
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that B. E. Huff

In consideration of Three Thousand Nine Hundred Ninety-five and no/100 (\$3,995.00) - 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 Joe E. Hawkins and Joseph H. McCombs, their heirs and assigns forever

All that lot of land in Greenville County, State of South Carolina, being shown as lot no. 10 on plat entitled "Lake Lora" recorded in Plat Book 4F at Page 35 in the R.M.C. Office for Greenville County.

This property is conveyed subject to all restrictions, zoning ordinances, easements of record or on the ground affecting said property and also to the following restrictions:

1. This property is restricted to single family dwellings containing not less than 1,200 square feet and to duplex apartments containing not less than 1,500 square feet (750 square feet per side) minimum floor space.
2. This property shall be used for residential purposes only.
3. No trailer, garage apartment or temporary building shall be placed on or erected on this property for residential purposes.
4. No noxious or offensive trade, business or activity shall be carried on upon this property; nor shall anything be done thereon which may be or become a nuisance to the neighborhood.
5. This lot shall not be recut or subdivided for the purposes of constructing more than one dwelling thereon.
6. This property is subject to the setback line of 30 feet shown on said plat and to all other existing and recorded easements, rights of way as shown on plat and as recorded in the R.M.C. Office for Greenville County.

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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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 28th day of January 19 72.

SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
[Signature] (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 other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of January 19 72

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

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, 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
28th day of January 1972
[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 8/4/79

RECORDED this 11th day of February 1972, at 3:56 P. M., No. 21853

-308 - DIST OF B13.1-1-14.1 (Noted)