

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That Caldwell Harper hereafter referred to as Grantor with consideration of ~~xxxx~~ exchange of property valued at \$1,200.00----- DOLLARS, ~~xxx~~ Grantor by Edward Durham hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee Edward Durham, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina and being shown on a plat captioned "Property of Caldwell Harper", dated November 26, 1971, recorded in Plat Book 4M at Page 9, containing 1.16 acres and having according to said plat, the following metes and bounds to-wit:

BEGINNING at an iron pin at the center line of S. C. Highway 417 and running thence S. 37-34 W. 210.1 feet to a nail in a bottlecap at the center of S. C. Highway 417; thence turning and running with the line of another 1.16 acre tract N. 30-14 W. 315.7 feet to an iron pin on the line of property now or formerly of Bessie Goldsmith; thence turning and running N. 13-28 E. 129.7 feet to an iron pin at the joint rear corner of said lot and property now or formerly of Bessie Goldsmith and H. S. King; thence turning and running with the King line S. 47-54 E. 346.4 feet to an iron pin at the center line of S. C. Highway 417, being the point of beginning.

This property is subject to all easements, and rights-of-way appearing of record and/or apparent from a physical examination of the premises conveyed.

Grantee agrees, and makes this agreement a covenant running with the land, that if at any time within 60 years from the date of this deed, she/he or any of her/his heirs, or devisees, or other successors in title offers the above described lot (or any part of it) for sale or lease, then the Grantor, or his heirs, successors or assigns, is hereby given a right to purchase or lease the above-described lot at the price at which the lot is offered. This option shall run for a period of 30 days from the date Grantor or his heirs, successors, or assigns is notified in writing of the proposed sale or lease.

The two lots shown on the plat recorded in Plat Book 4M at Page 9 are subject to the following restrictive and protective covenants. These covenants and restrictions are imposed not only for the benefit of the Grantor (continued on back)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantor's Heirs, Successors and Assigns forever, AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 12th day of February, 1972 - 140 - OUT OF 5541-1-14.1

Signed, Sealed and Delivered in the Presence of

Caldwell Harper (Seal) Caldwell Harper (Seal)

Sharon Galt (Seal)



Grantor Greenville County Notary Public 165 Ad. No. 100-100-1

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness, together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 12th day of February, 1972. Sharon Galt (Seal) Notary Public for South Carolina

My Commission expires 7 Aug 80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Elizabeth S. Harper wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 12th day of February, 1972. Sharon Galt (Seal) Notary Public for South Carolina Elizabeth S. Harper

My Commission expires 7 Aug 80

Recorded this 19th day of February, 1972 at Greenville, S.C. M. No. 100-100-1

For Release See Dead Book 984 Page 540
This document is a duplicate of the original in dead book No. 984 Page 540 (April 17, 1973)