

TITLE TO REAL ESTATE Form 14
The R. L. Bryan Company, Columbia, S. C.

State of South Carolina,
COUNTY OF GREENVILLE

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0707

Know All Men by These Presents, That We, J. H. Spires and Lue Mae Spires,

in the State aforesaid,-----for and----- in consideration of the
sum of One Thousand and No/100 (\$1,000.00)-----Dollars
to us paid by Steve Cox
in the State aforesaid, the receipt of which is hereby acknowledged,
have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

STEPHEN H. COX, HIS HEIRS AND ASSIGNS:

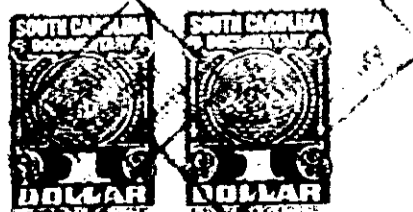
All that piece, parcel or lot of land in Greenville County, State of South Carolina,
being known and designated as Lot No. 45, as shown on a Plat of Valencia Estates by
W. N. Willis, Engineers, dated November 19, 1960, recorded in the R. M. C. Office
for Greenville County in Plat Book MM, at page 179, and having according to said
Plat, the following description, to-wit:

Beginning on Seville Street at an iron pin at point front corners of Lots 38 and
45 and running thence 194.3 feet with the line of said Street to an iron pin at
point front corners of lots 45 and 46; running thence 132 feet with the side line
of lot 46 to an iron pin at point corners of lots 44, 45 and 46; running thence
50 feet with the side line of lot 44 to an iron pin at point rear corners of lots
39, 40, 44 and 45; running thence 163.7 feet with the rear line of lot 39 and side
line of lot 38 to the iron pin on Seville Street at point front corners of lots
38 and 45, the point of beginning.

No residence to cost less than \$10,000.00 shall be erected on any lot; no residence
shall be erected on lots nearer than 35 feet to the front line; no residence shall
be built on any lot unless said lot has 70 feet, or more, frontage; no outside toilets
permitted and sewage to be disposed of by approved septic tanks; all lots to be
used for residential purposes, only. -150-WG 6.3-4-82

This conveyance is made subject to all rights of way of record.

Grantee's Address: Steve Cox
1000 12th Street
Cayce 29033
South Carolina



Greenville County
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