

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

JUN 6 3 53 PM '75  
DONNIE S. TANKERSLEY  
R.M.C.

Vol 1019 p 435

KNOW ALL MEN BY THESE PRESENTS, that I, Melvin K. Younts,

in consideration of One Thousand Nine Hundred Ninety-five and No/100 (\$1,995.00) 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 Cindy Shepherd, her heirs and assigns forever:

ALL that piece, parcel or lot of land lying, being and situated in Fairview  
Township, County of Greenville, State of South Carolina, on the Western side  
of Fountain Inn Drive in accordance with plat dated May 29, 1975 by Mont-  
gomery Surveying and Mapping Company containing 1.38 acres and being more  
fully described, to-wit:

BEGINNING at a nail cap on the Western side of Fountain Inn Drive, being  
1,200 feet Northeast from the Southeastern property line of grantor, and  
running thence from said nail cap N. 25-44 E. 200 feet to nail cap; thence  
N. 63-13 W. 300 feet to an iron pin; thence S. 25-44 W. 200 feet to an iron  
pin; thence S. 63-13 E. 300 feet to an iron pin, being the point of begin-  
ning. Both property lines perpendicular to Fountain Inn Drive pass over  
iron pins at edge of road.

This being a portion of the property as conveyed to grantor by deed dated  
April 12, 1974, and recorded in the R.M.C. Office for Greenville County in  
Deed Book 999, Page 615, and by deed dated April 29, 1974, recorded in the  
R.M.C. Office for Greenville County in Deed Book 999, Page 617.

This property is conveyed subject to easements, rights-of-way and restric-  
tions of record.

Grantor to pay 1975 County taxes.

This conveyance is subject to the following restrictions until Jan. 1, 2025.

1. This property must be used for residential purposes only.
2. No offensive or obnoxious activity is allowed.
3. All structures must be at least 75 feet back from the street and  
nothing of a permanent nature maintained within the 75 feet ex-  
cept trees, shrubs, and beautification items.

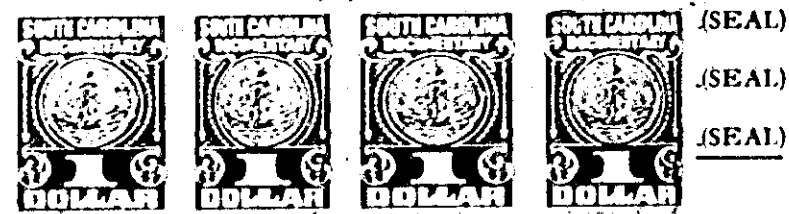
together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-  
pertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and  
assigns, 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 per-  
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 4 day of June 19 75

SIGNED, sealed and delivered in the presence of

*Melvin K. Younts* (SEAL)

*Shirley A. Cooper*



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 written deed and that (s)he, with the other witness subscribed  
above, witnessed the execution thereof.

SWORN to before me this 4 day of June 1975

*Shirley A. Cooper* (SEAL)  
Notary Public for South Carolina

My commission expires 12/2/79

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 whomso-  
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and es-  
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this  
4th day of June 1975

*Shirley A. Cooper* (SEAL)  
Notary Public for South Carolina

My commission expires 12/2/79

*Melvin K. Younts*

RECORDED this day of JUN 6 1975 at 3:53 P. M., No. 28308

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