

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that

GREENVILLE, CO. S. C.
JUL 2 1 42 PM '76
DONNIE S. TANKERSLEY
R.M.C.
I, Winston Cox

NTC
VOL 1039 PAGE 114

in consideration of FIVE THOUSAND, THREE HUNDRED AND TWENTY AND NO/100 - - - - 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

HAROLD W. WAGNER and EVELYN C. WAGNER, their heirs and assigns forever,

ALL that certain piece, parcel or tract of land situate, lying and being in O'NEAL TOWNSHIP, Greenville County, State of South Carolina, containing 2.66 ACRES according to a survey thereof made by Carl F. Duncan dated 6-17-76 and being a portion of the property of Winston Cox as shown on plat recorded in the RMC Office for Greenville County in Plat Book 5-T, at page 41 and having the following metes and bounds according to the survey of Carl F. Duncan:

BEGINNING at an iron pin in the center of a County Road at the joint front corner of property now or formerly owned by Stewart and the 2.66 Acre tract herein conveyed and running thence along center of said County Road, North 71-38 West 165 feet to iron pin; running thence along line of Pitmon property (formerly Winston Cox property) North 06-33 East 725 feet to an iron pin; running thence South 72-06 East 166 feet to an iron pin at the corner of property now or formerly of Turner; running thence along line of Turner property South 09-40 West 75 feet to an iron pin (old); running thence along line of Stewart property, South 06-18 West 650 feet to the center of a County Road, the point of beginning.

This being a portion of the property conveyed to the Grantor herein by deed recorded in Deed Book 1037, page 692, RMC Office for Greenville County.

This property is conveyed subject to all easements, rights of way and restrictions pertaining to said property as shown on the plat or of record and specifically to the following Restrictions set forth herein.

1. No Mobile Homes are to be placed on this property.
2. Any residence constructed on this property shall contain not less than 1200 square feet, exclusive of any porches, carports or garages.
3. No concrete block residence shall be erected on this property unless brick veneered or stuccoed.

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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 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 30th day of June, 19 76

SIGNED, sealed and delivered in the presence of:

Geraldine Helch
Juliet E. John



PROBATE



Greenville County (SEAL)
Stamps (SEAL)
Paid \$ 6.05 (SEAL)
Art No. (SEAL) 1

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 30th day of June 19 76

Juliet E. John (SEAL)
Notary Public for South Carolina

My commission expires _____

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of June 19 76

Juliet E. John (SEAL)
Notary Public for South Carolina

My commission expires _____

Winston Cox

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

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