

a point; thence N. 20-13 E. 100 feet to a point; thence N. 23-6 E. 100 feet to a point; thence N. 24-12 E. 600 feet to a point; thence leaving the edge of the pavement and running thence S. 68-36 E. 39 feet to a marker on the eastern edge of the right of way of S. C. Highway No. 25; thence with the eastern edge of the right of way of S. C. Highway No. 25, the following courses and distances: N. 21-24 E. 172 feet to a point; thence N. 16-31 E. 74.6 feet to a point; thence N. 15-25 E. 72 feet to a point; thence N. 8-02 E. 312.8 feet to an iron pin, the point of beginning.

The grantors herein also grant, bargain, sell, quitclaim and release all their right, title and interest, if any, in and to that strip of land lying between the premises herein conveyed and the center line of S. C. Highway No. 25.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

This is the identical property devised to the grantors herein under the provisions of the Will of J. Frank Howard who died testate on July 28, 1974 and whose estate is filed in the Office of the Probate Judge of Greenville County, South Carolina in Apt. 1346, File 20 and under deed from William G. Howard dated September 16, 1975 and recorded in the R.M.C. Office for Greenville County in Deed Book 1024 at Page 793 on September 25, 1975.

No part of the premises herein conveyed shall be used for the purpose of operating a junk yard, salvage yard, road house, bar or bar and grill or other uses of similar nature so long as the grantors are the owners and holders of that certain Purchase Money Mortgage given by grantees to grantors dated January 26, 1977 and recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1337 at Page 395.

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 Premises before mentioned unto the said Winston Cox and Boyce Miller, Jr., their Heirs and Assigns forever.

And we do hereby bind our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Winston Cox and Boyce Miller, Jr.,

their Heirs and Assigns, against ourselves and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the accuracy of the survey referred to hereinabove which was furnished by the grantee.

WITNESS our hands and seals, this 19th day of January in the year of our Lord one thousand, nine hundred and seventy-seven in the one hundred and two hundred and first year of the Independence of the United States of America.

Signed, sealed and delivered in the presence of

Elizabeth H. [unclear]
Wendell R. [unclear]
D. [unclear]
Mimi D. Boatman

Hazel Howard Anderson

Ruby Howard Davidson
Ruby Howard Davidson

(L.S.)

(L.S.)

(L.S.)

0154

1328 RV-25