

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.  
FEB 18 4 25 PM '77

REC 1051 PAGE 318

GRANTEES' ADDRESS:

Apartment 5-D - Londonair Apts.  
Curtis Street  
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that CLARENCE P. BECK,

in consideration of -----THREE THOUSAND & 00/100 (\$3,000.00)----- 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 THOMAS C. MEADOR AND MARY ANN MEADOR, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with the buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Fairview Township, on the western side of Fountain Inn Drive, in accordance with plat dated September 24, 1974, by Montgomery Surveying and Mapping Company, containing 1.3 acres and being more fully described, to wit:

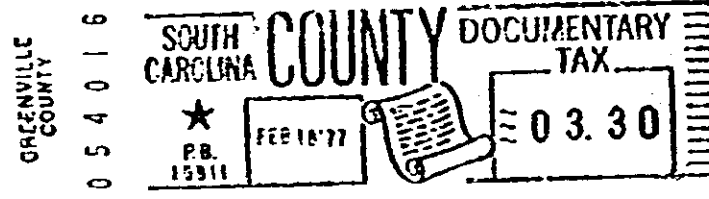
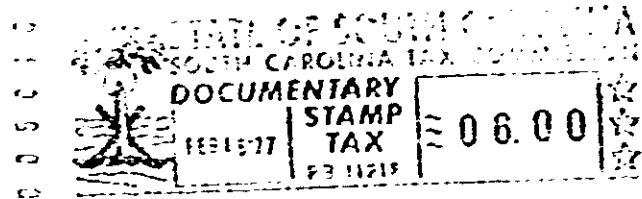
BEGINNING at a nail cap on the western side of Fountain Inn Drive, being 800 feet north-east from the southeastern property line of lands now or formerly of Melvin K. Younts, and running thence from said nail cap, N. 25-44 E., 200 feet to a nail cap; thence N. 63-13 W., 300 feet to an iron pin; thence 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 beginning. Both property lines perpendicular to Fountain Inn Drive pass over iron pins at edge of road.

Being the same property conveyed to Clarence P. Beck by deed of Melvin K. Younts, recorded May 28, 1975, in Deed Book 1018, Page 963, R.M.C. Office for Greenville County.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

This conveyance is subject to the following restrictions until January 1, 2025:

1. This property must be used for residential purposes only. - 65-560.4-1-11.4
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 that 75 feet except 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 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 17th day of February, 19 77

SIGNED, sealed and delivered in the presence of:

Clarence P. Beck (SEAL)  
Clarence P. Beck

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

PROBATE

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 17th day of February 19 77.

Notary Public for South Carolina (SEAL)  
My commission expires 10/7/85

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 17th day of February 19 77

Cinda S. Beck (SEAL)  
Cinda S. Beck

Notary Public for South Carolina  
My commission expires 11/10/80

RECORDED this 18th day of February 19 77, at 4:26 P. M., No. 21953  
560.4-1-11.4

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