

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.

221 Providence Sq.
Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
FILED
MAY 11 3 03 PM '77
S. TINKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that **JANE STEWART WALLACE**, by Her Attorney-In-Fact **Richard H. Wallace, Jr.**

in consideration of **Sixteen Thousand and No/100-----(\$16,000.00)---** 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 **JOHN W. GAERTNER and HANNAH GAERTNER**, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land containing 2.43 acres, more or less, located in State of South Carolina, County of Greenville, as shown on plat of Arbor Engineering, dated May 10, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin 3,319 feet South of the intersection of Muddy Ford Road and Pelham Road and running thence N. 64-06-11 W. 375.49 feet to an iron pin; thence S. 11-20-20 W. 354.76 feet to an iron pin; thence S. 75-10-00 E. 280 feet to an iron pin; thence N. 34-13-31 E. 127 feet to an iron pin; thence N. 23-29-47 E. 164.12 feet to the point of beginning.

*-195 - 540.4 - 1 - 9.1 NOTED
OUT OF 540.4 - 1 - 9*

This being a portion of the same property conveyed to the grantor herein by deed recorded in Deed Book 848 at Pages 213-216 on June 3, 1968, by **Fred H. Hudson**.

This conveyance is subject to the following restrictions:

1. Purchaser shall not be allowed, unless specifically agreed by seller, her heirs or assigns, to further subdivide said property unless all tracts resulting from any such subdivision shall contain at least 1.5 acres.
2. If said property is used by purchasers, their heirs or assigns, for residential construction, no dwellings

(continued on back)

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 10th day of May, 1977.

SIGNED, sealed and delivered in the presence of:

Frank Walker
J. H. Hudson

Jane Stewart Wallace (SEAL)
AS ATTORNEY IN FACT FOR JANE STEWART WALLACE (SEAL)

STATE OF SOUTH CAROLINA
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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 10th day of May, 1977.

Frank Walker (SEAL)
Notary Public for South Carolina
My commission expires: 4/15/79

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER NECESSARY
WOMAN GRANTOR

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this
_____ day of _____, 1977

Notary Public for South Carolina.
My commission expires: _____

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

(CONTINUED ON NEXT PAGE)

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