

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Vol 1070 Pl. 501

KNOW ALL MEN BY THESE PRESENTS, that I, Robert L. Hester, III

in consideration of Forty-two Thousand Nine Hundred & no/100--- (\$42,900.00)-----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 S. Beckford and Diana K. Beckford, their heirs and assigns  
forever:

ALL that piece, parcel or lot of land, with all improvements thereon, situate,  
lying and being in the State of South Carolina, County of Greenville, being  
known and designated as Lot 23 as shown on plat of "Property of George L.  
Coleman, Jr.," recorded in the R.M.C. Office for Greenville County, South  
Carolina in Plat Book 5-Z at page 61, and having according to said plat, the  
following metes and bounds, to wit:

BEGINNING AT an iron pin on the Western side of Tubbs Mountain Road at the  
joint front corner of lots 23 and 24 and running thence with the joint  
line of said lots S. 83-14 W., 193.3 feet to an iron pin; thence N. 9-38 W.,  
95 feet to an iron pin; thence N. 10-10 E., 193.1 feet to an iron pin on  
the Western side of Tubbs Mountain Road; thence with Tubbs Mountain Road,  
S. 9-34 E., 105.4 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed from  
George L. Coleman, Jr., dated January 6, 1977, and recorded May 5, 1977  
in deed book 1056 at page 69.

The Grantee's mailing address is: R 2, Tubbs Mtn. Rd. Travelers Rest, SC

The use of the above property is restricted as follows:

- 1) To single family residential non-commercial use only;
- 2) No noxious or offensive activity shall be carried on anywhere on the  
real property subject hereto, nor shall anything be done thereon which  
may be or become an annoyance or nuisance to neighboring property owners.

This conveyance is subject to all restrictions zoning ordinances, setback  
lines, roads or passageways, easements and rights of way, if any, affecting  
the above described property.

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)' heirs or successors and  
assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 19th day of December, 1977.

SIGNED, sealed and delivered in the presence of:  
Robert L. Hester III (SEAL)  
J. Henry Phibbs (SEAL)  
Sandra E. Jones (SEAL)  
\_\_\_\_\_ (SEAL)

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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 19th day of December 1977.  
J. Henry Phibbs (SEAL) Sandra E. Jones  
Notary Public for South Carolina  
My commission expires 12-16-80

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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  
19th day of December 1977  
J. Henry Phibbs (SEAL)  
Notary Public for South Carolina  
My commission expires 12-16-80

RECORDED this DEC 20 1977 at 3:33 P.M. 18731

GREENVILLE COUNTY DOCUMENTARY  
47.30

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