

thence N. 16-31 E. 74.6 feet to a point; thence N. 15-25 E. 72 feet to point; thence N. 8-02 E. 312.8 feet to iron pin, point of beginning.

The grantor herein also grants, bargains, sells, quitclaims and releases all of his 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 made subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

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 Hazel Howard Anderson and Ruby Howard Davidson are the owners and holders of that certain Purchase Money Mortgage given by Winston Cox and Boyce Miller, Jr. to Hazel Howard Anderson and Ruby Howard Davidson, dated January 26, 1977, and recorded in the RMC Office for Greenville County, S. C., in Mortgage Book 1387, page 992.

The within described property is conveyed, LESS, HOWEVER, all those certain pieces, parcels or tracts of land heretofore conveyed by the Grantor and Grantee herein out of the tract of land conveyed by Hazel Howard Anderson and Ruby Howard Davidson to Winston Cox and Boyce Miller, Jr. as recorded in Deed Book 1050, at page 153 on Jan. 27, 1977 and is subject to any and all outstanding contracts of Bonds for Title sold from the within described tract of land.

In addition to the reservations and restrictions herein referred to, this property is conveyed subject to all existing and recorded easements, rights of way and restrictions of record and as shown on the plat and specifically as to the Restrictions recorded in the RMC Office for Greenville County in Deed Book 1056, at page 679.

The above described land is the same conveyed to me by Hazel Howard Anderson and Ruby Howard Davidson on the 18th day of January 1977, deed recorded in office Register of Mesne Conveyance for Greenville County, in Book 1050 Page 153.

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 BOYCE MILLER, Jr., his

Heirs and Assigns forever.

GREENVILLE COUNTY  
13.20

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