

GRANTEE'S ADDRESS:  
P.O. Box 545  
Mauldin, S.C. 29562  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C.  
MAY 12 2 07 PM '78  
S. T. HARRIS  
C.L.O.

KNOW ALL MEN BY THESE PRESENTS, that we, Brooks R. Prince and H. T. Sears, Jr.

in consideration of -----Twelve Thousand Five Hundred and No/100 (\$12,500.00)----- 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 J. Capitan, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in  
Greenville County, S. C., off of Golf Course Road, consisting of 5.01 acres,  
being shown and designated as the greater portion of Tract E on plat of  
BEECHWOOD FARMS, prepared by Arbor Engineers, dated March 7, 1978, which plat  
is recorded in the RMC Office for Greenville County, S.C., in Plats Book  
6-M, at Page 49, and having, according to said plat, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Tracts D and E and  
running thence with the joint line thereof N 88-49-00 W 714.89 feet to an  
iron pin on the creek as the line; thence with the creek as the line N 2-32-00  
W 368.84 feet to an iron pin; thence S 77-04-00 W 835.54 feet to an iron pin  
on the road; thence running with the edge of said road S 25-49-00 W 107.35  
feet to an iron pin; thence continuing with the edge of said road S 19-48-00  
W 106.02 feet to an iron pin, the point of beginning.

TOGETHER with an undivided one-sixteenth (16th) interest, in fee simple  
absolute, in and to that certain unpaved road shown on said plat commencing  
at the southern edge of said tract and running thence to Golf Course Road.

It is understood that the ownership of this property does not entitle the  
owner to the use of the lake located on the eastern side of the dam bordering  
this property.

The property herein is conveyed subject to the following restrictions:

- (1) This property shall be used for single-family residential purposes only;
- (2) No dwelling shall be constructed on said property containing less than  
2200 square feet of heated floor space;

(OVER) <sup>-110-601-2-1-11-4</sup>  
<sup>OUT OF 601-2-1-11</sup>  
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(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 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 14th day of May, 1978.  
SIGNED, sealed and delivered in the presence of:  
Brooks R. Prince (SEAL)  
Brooks R. Prince (SEAL)  
H. T. Sears, Jr. (SEAL)  
H. T. Sears, Jr. (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF Greenville  
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 14th day of May, 1978  
Dorothy D. Hall (SEAL) Orlow Gregory  
Notary Public for South Carolina, Oklahoma  
My commission expires June 1, 1981

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }  
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  
14th day of May, 1978  
Doris C. Prince (SEAL) Doris C. Prince  
Notary Public for South Carolina. (H. T. SEARS, JR. NOT MARRIED)  
My commission expires 11/8/82

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

NOTARY PUBLIC  
1 SE 12 78 1045

4328 RV-2