

TITLE TO REAL ESTATE BY A CORPORATION

FILED
GREENVILLE CO. S. C.
JUL 30 10 26 AM '79
DONALD E. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that HESTER BUILDERS, INC.
A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville Co., State of South Carolina, in consideration of Four Thousand Four Hundred and no/100-----(\$4,400.00)----- Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto Baron V. Rice and Marian S. Rice, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 8 as shown on plat entitled "Property of George L. Coleman, Jr." dated May 14, 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-E at page 86, reference to which is hereby made for a more complete description by metes and bounds.

This is the same property conveyed to the Grantor herein, by deed from George L. Coleman, Jr., dated May 15, 1979, and recorded in Deed Book 1108 at page 80.

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances, and restrictions or protective covenants that may appear of record, on the recorded plats, or on the premises.

-8-366-503.3-1-16.15-70.47A
CUREF. 503.3-1-16.2

The use of the above described 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.

The Grantees' mailing address is: Williams Road, Travelers Rest, SC

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
\$ 09.00

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 04.95
JUL 30 '79
P.B. 12311

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)' heirs or successors and assigns, forever. And, the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 28th day of July 1979.

SIGNED, sealed and delivered in the presence of
Henry Thigpen
Mary St. Southwick

HESTER BUILDERS, INC. (SEAL)
A Corporation
By: Robert L. Hester III
President Robert L. Hester, III
Secretary

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 28th day of July, 1979.

Henry Thigpen (SEAL)
Notary Public for South Carolina.
My commission expires: 12-16-80

Mary St. Southwick

RECORDED this 30th day of July 1979, at M. No. 3289
at 10:26 A/M

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