

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
FEB 13 4 06 PM '80

S.C. GRANTEE'S ADDRESS: 306 W. Georgia Road
Simpsonville, SC
29681

KNOW ALL MEN BY THESE PRESENTS, that MELVIN K. YOUNTS

in consideration of ONE THOUSAND NINE HUNDRED FIFTY AND NO/100----(\$1,950.00) -- 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

FRED C. PRUITT, JR. HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or tract of land situate, lying
and being in the State of South Carolina, County of Greenville,
near Fountain Inn, South Carolina, being shown and designated as
Lot 8 on plat of Montgomery Surveying Company dated May 29, 1975
and having according to said plat, the following metes and bounds,
to-wit:

BEGINNING at a nail and cap in the center of Fountain Inn Drive
and running thence with said Drive S. 25-44 W., 200 feet to a nail
cap; thence N. 63-13 W., 300.0 feet to an iron pin; thence N. 25-44 E.,
200.0 feet to an iron pin; thence S. 63-13 E., 300.0 feet to a nail
and cap in the center of Fountain Inn Drive, the point of beginning.

This is a portion of the property conveyed to the grantor by deed of
Ida Kate M. Babb and J. Rolfe Babb as recorded in the RMC Office for
Greenville County in Deed Book 999, Page 615 recorded 5/24/74 and by
deed of Kathleen Carole Babb and J. Rolfe Babb, Jr. as recorded in
the RMC Office for Greenville County in Deed Book 999, Page 617 recorded
5/24/74.

(18)-65-560.4-1-11.9 1.37 AC
out of 560.4-1-11

This conveyance is made subject to any restrictions, reservations, zoning
ordinances or easements that may appear of record, on the recorded plat (s)
or on the premises.

This property is subject to the following restrictions until January
1, 2025:

- (1) This property must be used for residential purposes only.
- (2) No offensive or obnoxious activity is allowed.
- (3) All structures must be at least 75 feet back from the street and
nothing of a permanent nature maintained within the 75 feet (OVER)

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 13 day of February, 19 80

SIGNED, sealed and delivered in the presence of:

Delma Jean Hare
Debra Doss

Melvin K. Younts (SEAL)
MELVIN K. YOUNTS (SEAL)

(SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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.

\$WORN to before me this 13 day of February 1980

Delma Jean Hare (SEAL)
Notary Public for South Carolina

My commission expires 8/31/86

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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
13 day of February 1980

Delma Jean Hare (SEAL)
Notary Public for South Carolina

My commission expires 8/31/86

Dollie I. Younts
DOLLIE I. YOUNTS

RECORDED this _____ day of _____ 19____ at _____ M., No. 7-4

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