

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Route 1, Lindsey Bridge Rd.  
Taylors, S.C. 29687

KNOW ALL MEN BY THESE PRESENTS, that JANET L. THOMAS AND RONALD THOMAS

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FILED 10 S.C.  
in consideration of Six thousand five hundred and No/100 (\$6,500.00) 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 BARRY WAGNER, his heirs and assigns forever:

ALL that certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, near Travelers Rest, being shown as 2.27 acres on plat entitled "Property of Mary P. Weathers" prepared by W. R. Williams, Jr., Surveyor, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the extreme end of Westridge Court, thence S. 59-31 W. 273 feet to an iron pin; thence N. 43-22 W. 473.5 feet to an old iron pin; thence N. 84-03 E. 246.8 feet to an iron pin; thence S. 41-22 E. 110 feet to an iron pin; thence S. 71-03 E. 265.5 feet to an iron pin at the Road; thence along Road turnaround S. 08-00 W. 62.7 feet to an iron pin being the point of BEGINNING.

(8)-355-522.3-1-2.16

DERIVATION: This being the same property conveyed to the Grantors herein by virtue of a deed recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1140 at Page 709 on January 14, 1981, from Paul D. Weathers and Mary P. Weathers.

RESTRICTIONS:

1. Dwelling must be set back a minimum of 35 feet from edge of Street (this amounts to 60 feet from centerline of Street).
2. Only one single family residence allowed on this tract. Minimum house size 1,400 square feet living area.
3. Single wide mobile home not allowed. Double wide allowed on permanent brick or block foundation, 24 inch minimum ground clearance at lowest point required. Minimum double wide trailer size 24 feet x 55 feet.
4. Temporary single wide mobile home allowed during construction of house. This mobile home can only be set up after foundation for permanent house is constructed. A maximum of one year is allowed for the temporary mobile house.

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(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 person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 4th day of December, 1981

SIGNED, sealed and delivered in the presence of:

*Janet L. Thomas* (SEAL)  
JANET L. THOMAS (SEAL)  
*Ronald Thomas* (SEAL)  
RONALD THOMAS (SEAL)

STATE OF SOUTH CAROLINA }  
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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) 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 4th day of December 1981

*Archie Brown Tucker* (SEAL)  
Notary Public for South Carolina.

My commission expires 5/23/87

DOCUMENTARY STAMP  
SOUTH CAROLINA COUNTY TAX  
DEC 29 1981

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 whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s) heirs or successors and assigns, all her interest and estate, 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 4th day of December 1981

*Janet L. Thomas* (SEAL)  
Notary Public for South Carolina.

My commission expires 5/23/87

RECORDED in DEED BOOK 1160 PAGE 82

at 10:33 A.M.

1-1985

580.00

4328 RV-2