

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JAN 21 12 54 PM '82

Rt. 3, Travelers Rest
S. C. 29690

KNOWN ALL MEN BY THESE PRESENTS, that I, Virginia B. Mann

in consideration of Twenty-five Thousand and no/100ths ----- 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 Amos E. Jones, his heirs and assigns forever,

ALL that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, situate, lying and being on Short Branch Road off Terry Creek Road, containing 25.0 acres, and being more particularly described according to a plat entitled "Survey for Amos E. Jones" made by W. R. Williams, Jr., P.E. & R.L.S., dated November 9, 1979, and recorded in the R. M. C. Office for Greenville County in Plat Book 8-V, Page 71 as follows:

(A) - 355-663, 1-1-20.7

BEGINNING at a point in the center of Short Branch Road, which point is 2433 feet, more or less, in a northerly direction from the intersection of said Short Branch Road and Terry Creek Road, and running thence S. 82-19 E. 1,402 feet to an iron pin; thence N. 2-47 E. 1,025.0 feet to an iron pin; thence S. 80-03 W. 1,268.0 to a point in the center of Short Branch Road; thence along the center of Short Branch Road, and following the curvature thereof, the traverse chords and distances being S. 22-10 W. 344.1 feet, S. 8-47 W. 200.0 feet, and S. 16-17 W. 105.0 feet to the beginning corner.

The above described property is part of the same conveyed to me by Nancy G. Brown by deed dated February 4, 1967, and recorded on February 8, 1967, in the R. M. C. Office for Greenville County in Deed Book 813, Page 447.

This property is sold subject to the following restrictions and protective covenants, which are imposed by the undersigned on all that tract of land now or formerly owned by her lying on both sides of Terry Creek Road. These covenants are to run with the land, and if the owners of any of said lots shall violate any of the covenants herein, it shall be lawful for any other person or persons owning any of said lots or tracts to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants, or to recover any actual damages suffered by reason by such violations:

1. All lots or tracts shall be used for residential purposes only, and only one single family residence shall be constructed upon any lot or tract; provided, however, that parcels may be subdivided into lots or tracts of not less than two (2) acres at any time after September 30, 1981.
- (2) No dwelling shall be erected on any lot or tract of

(continued on back)

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 21st day of January 19 82 .

SIGNED, sealed and delivered in the presence of:

James R. Mann
John K. Waterhead

Virginia B. Mann (SEAL)

STATE OF SOUTH CAROLINA (SEAL)

GREENVILLE COUNTY TAX COMMISSION (SEAL)

DOCUMENTARY TAX STAMP \$50.00 (SEAL)

JAN 21 1982 (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBA

Personally appeared the undersigned witness and made oath that they saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 21st day of Jan. 19 82 .

James R. Mann (SEAL)

Notary Public for South Carolina
My commission expires: Jan. 24, 1990

John K. Waterhead

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

WOMAN GRANTOR

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19 _____

Notary Public for South Carolina.
My commission expires: _____

RECORDED this _____ day of _____

GREENVILLE COUNTY DOCUMENTARY TAX \$27.50
JAN 21 1982

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