

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that we Ralph Bailey, William J. Rives, and Albert Q. Taylor, Jr.,

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in consideration of One (\$1.00) Dollar and other valuable consideration-----Dollars-----

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

MICHAEL G. SMITH AND MARGIE C. McABEE, their Heirs and Assigns, forever:

All those pieces or lots of land shown as and known as Lots Nos. 3 and 4 on a plat of property entitled "Taylor Estate", recorded in the RMC Office for Greenville County in Plat Book 9-W at page 29, said lots containing a total of 2.63 acres, more or less, and having such metes and bounds as appear thereon. This property is subject to all rights of way and easements as referred to on the plat and of record.

This property being a portion of the property conveyed to the grantors herein by deed recorded in Deed Book 1000 at page 777. Grantors C. E. Dean, Jr, J.W. Lollis J.D. Sims recorded 6-10-74.

These lots are subject to the following restrictions:

1. Lots set out in the above-referenced plat are known and described as residential property.
2. No parcel of land may be resubdivided.
3. No building or structure may be erected on any parcel facing the County Road closer than the specifications required by County Building Codes.
4. Only one residence per lot shall be permitted.
5. Mobile homes are permitted provided they are properly erected, and the foundation, wheels, etc., are screened from view.
6. No noxious, offensive or illegal activity shall be permitted on any parcel.
7. No illegal business shall be operated in any residence.
8. No parcel shall be used for the sale or display of new, used or junk automobiles.
9. These restrictions have been drawn for the protection of the property owners, and may be altered by a unanimous vote of the same property owners.

(45)594.2-1-34

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 assigns, against the grantor(s) and the grantor's(s) heirs 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 7 day of September 1983

SIGNED, sealed and delivered in the presence of:

Betty D. Owens
Cynthia N. Poe

William J. Rives (SEAL)
Ralph Bailey (SEAL)
Albert Q. Taylor, Jr. (SEAL)

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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 (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 7 day of September 19 83

Betty D. Owens (SEAL)
Notary Public for South Carolina
My commission expires 9-18-90

Cynthia N. Poe

STATE OF SOUTH CAROLINA }
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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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 7 day of September 19 83

Betty D. Owens (SEAL)
Notary Public for South Carolina
My commission expires 9-18-90

Louise R. Rains
Louise R. Taylor

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

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