

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE - NO TITLE SEARCH

VOL 1206 PAGE 824

KNOW ALL MEN BY THESE PRESENTS, that

T. WALTER BRASHIER

in consideration of Forty Thousand and No/100 (\$40,000.00)-----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 THREE S ENTERPRISES, A SOUTH CAROLINA GENERAL PARTNERSHIP, ITS SUCCESSORS

AND ASSIGNS FOREVER:

ALL those certain pieces, parcels or lots of land situate lying and being in Greenville County, South Carolina, fronting on Maxeva Lane and Stanley Drive near the Saluda Dam Road, and being particularly shown and described as Lots 4, 5, 6, 30, and 31 on a plat of Lakewood on the Saluda, Revision of Lots 4, 5, 6, 30, and 31 by W. R. Williams, Jr., Engineer and Surveyor, dated February 10, 1984 and recorded in the Greenville County RMC Office in Plat Book 9W, at Page 88, and reference to said plat is hereby made for a more particular metes and bounds description thereof.

THIS conveyance is made subject to any and all restrictions, rights of way, easements, or zoning ordinances that may appear of record on the recorded plat or on the premises.

THE following protective and restrictive covenants are hereby imposed on the above described property:

1. These lots shall be used exclusively for residential purposes.
2. No noxious or offensive trade or activity shall be carried on upon these lots nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No trailer, basement, tent or other outbuildings erected on this property shall be at any time used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence. *13(308) B2.5-1-4,5,6,30,31*
4. The ground floor area of the main structure, exclusive of one-store open porches, and garages shall not be less than 1,200 square feet for single family use and not less than 1,600 square feet for multi-family use.

(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 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 14th day of February, 19 84.

SIGNED, sealed and delivered in the presence of:

*[Signature]* (SEAL)  
 T. Walter Brashier (SEAL)  
*[Signature]* (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.

SWORN to before me this 14th day of February 19 84

Notary Public for South Carolina.

My commission expires 1-19-90

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 14th day of February 19 84

Notary Public for South Carolina.

My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

5200

24328-N-2