

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
SEP 13 12 03 PM '84
SOUTH CAROLINA
R.H.C.

WALKER & WALKER
ATTORNEYS AT LAW
SUITE 2-B WILSON BLDG
201 EAST NORTH ST.
GREENVILLE, S. C. 29601

KNOW ALL MEN BY THESE PRESENTS, that Target Builders, Inc.
A Corporation chartered under the laws of the state of South Carolina and having a principal place of business at
Greer, State of South Carolina, in consideration of _____ Dollars,
Ten and NO/100 (\$10) -----

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto
E. V. Waddell, Jr., his heirs and assigns, forever:

(10) - 316 - 630.3 - 1 - 378

ALL that piece, parcel or lot of land in O'Neal Township, County of Greenville, State of South Carolina, located on the southeastern side of Mr. Lebanon Road and being shown on plat of property made for Oran M. Howard and Ray Fowler by James V. Gregory dated September 9, 1977, and revised July 14, 1978, as a five-acre tract, and being a part of the property as shown on plat recorded in Plat Book 6E, Page 84, in a 26.13 acre tract, and having the following metes and bounds, to-wit:

BEGINNING at a spike in the center of said road, corner of this five-acre tract and a 5.19 acre tract, and running thence S. 58-29 E., 1019.5 feet along the center of a 50-foot right-of-way to pin in center of right-of-way; thence S. 30-40 W., 220 feet to an iron pin; thence N. 58-08 W., 986.27 feet to center of Mt. Lebanon Road; thence with center of said road, N. 19-15 E. 108.5 feet to old spike in road; thence N. 23-48 E. 108.5 feet along center of said road to the beginning corner and containing 5.0 acres, more or less.

This being the same property conveyed to Target Builders, Inc., by deed of E. V. Waddell, Jr., dated June 11, 1984, and recorded in the RMC Office for Greenville County on June 11, 1984, in Deed Book 1214 at Page 669.

Property conveyed subject to right-of-way of Mr. Lebanon Road and is subject to 25 foot of the right-of-way included in the above description running along the northern side of the above-described property which is to be used by the within grantors and the property owners having property to the rear of the within grantee, for purposes of ingress and egress. It is understood that the within grantors will not maintain the said right-of-way.

The within described property is hereby conveyed subject to the following restrictions:

- 1) No trailers or mobile homes shall be placed on the within described property.
- 2) No modular homes to be placed on property.
- 3) Property shall be used for residential purposes only. No junk yards or alcoholic beverages sold thereon

(OVER)
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 does hereby bind itself and its successors 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.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 13 day of September 1984
SIGNED, sealed and delivered in the presence of: (SEAL)

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