

EX-1924-762

THE STATE OF SOUTH CAROLINA

County of

ANDERSON

*Flowers Creek*



PAID 16.50 Anderson County  
Recording Taxation

KNOW ALL MEN BY THESE PRESENTS That We, J. D. Chambers and Jeanette Jones Chambers, of the County of Anderson-----

in the state aforesaid, in consideration of the sum of Five and No/100 (\$5.00) Dollars and other considerations (Affidavit Filed)-----

to ----- us ----- in hand paid at and before the sealing of these presents

by Arthur H. Boggs & Co., Inc.-----

(The receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by

these presents do grant, bargain, sell and release unto the said Arthur H. Boggs & Co., Inc., Its successors and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in Martin Township, School District Number Two (2), County of Anderson, State of South Carolina, containing Five and Fifty-four One-thousandths (5.054) Acres, more or less, and being more particularly shown and designated on a plat made by Anderson Surveying Associates, Inc., dated March, 1979, which is of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 87, at Page 106, and having the metes and bounds, courses and distances as upon said plat appear; being bounded on the Northeast, East and South by other lands now or formerly of Truman G. McAlister and William L. Thompson; on the West by an unpaved road and on the Northwest by Russell Joseph Pruitt, LESS AND EXCEPTING, HOWEVER, a 25 foot strip on the western side of said tract for a road as shown on said plat.

This is the same property conveyed unto the Grantors herein by William L. Thompson, by deed dated July 18, 1980, which is of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Deed Book 19-J, at Page 619.

The above described property is being conveyed subject to rights of way to Duke Power Company and Southern Bell Telephone Company for power lines and utility lines.

Grantee's Address: 200 Williamston Road, Anderson, S. C. 29621

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The within described property is being conveyed subject to the following Restrictions and Protective Covenants:

DWELLING COST, QUALITY AND SIZE. This property shall be used for residential purposes only and no dwelling shall be permitted on any lot containing less than 1,400 square feet of heated space.

TEMPORARY STRUCTURE. No structure of a temporary character, trailer, mobile home, basement, tents, shack, garage, barn or other outbuildings shall be used or left on any lot any time as a residence either temporarily or permanently, nor will it be permissible to stockpile any form of construction materials or the parking of equipment on any lot which would be unsightly to the community, except during the actual time of construction of said house.

SIGNS. No sign of any kind shall be displayed to the public view on any lot except a professional sign of not more than one (1) square foot of a sign of not more than five (5) square feet advertising the property for sale or rent, or the normal signs used by a builder to advertise the property during the construction and sales period only.

GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish.

TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by the majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY. Invalidity of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

In the event that the hereinabove described property is sub-divided it cannot be subdivided in a tract which would contain less than One (1) acre.

This conveyance is being made subject to a 25 foot right of way for a road on the western side of said tract as shown on said plat.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the said

Arthur H. Boggs & Co., Inc., Its successors and assigns forever,

~~XXXXXXXXXXXXXXXXXXXX~~



And We do hereby bind ourselves and our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said Arthur H. Boggs &

Co., Inc., Its Successors and Assigns ~~against us and our~~ against us and our Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hand and seal this 6th day of July in the year of our Lord one thousand nine hundred and Eighty-two in the <sup>Two</sup> hundred and Seventh year of the Sovereignty and independence of the United States of America.

Signed, sealed and delivered in the presence of

Ruth E. Fant } J. D. Chambers (L.S.)  
William L. Thompson } Jeanette Jones Chambers (L.S.)

THE STATE OF SOUTH CAROLINA

ANDERSON County

PERSONALLY appeared before me Ruth E. Fant and J. D. Chambers and Jeanette Jones Chambers That she saw the above named J. D. Chambers and Jeanette Jones Chambers

Sign, seal and as their act and deed, deliver the within written deed for the uses and purposes therein mentioned, and that she with William L. Thompson witnessed the execution thereof.

Sworn to before me this 6th day of July A.D. 1982

Ruth E. Fant (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 12-19-90

THE STATE OF SOUTH CAROLINA

ANDERSON County

RENUNCIATION OF DOWER

I, Ruth E. Fant, Notary Public for South Carolina, do hereby certify unto all whom it may concern that Mrs. Jeanette Jones Chambers, the wife of the within named J. D. Chambers, did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish, unto the within named Arthur H. Boggs & Co., Inc., Its Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to, all and singular the Premises within mentioned and released.

Given under my hand and seal, this 6th day of July A.D. 1982

Ruth E. Fant (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 11-5-89

Recorded this 7th day of July A.D. 1982 in Vol. 19-64 Page 762 AL 2:21 P.  
C. J. Burdette C.C.P.  
Anderson County, S.C.