

OCONEE COUNTY

STATE TAX *See Deeds Stamp*

COUNTY TAX *affixed to Deed*

EXEMPT *Vol 1351 pg. 205*

Prepared by: *John W. Fields, P.A.*
10 Commons Blvd.
Seneca, SC 29678

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1000

2004 JUN 15 P 4: 04

FILED FOR RECORD
OCONEE COUNTY, S.C.
REGISTER OF DEEDS

Tax Map #150-00-01-108 p/o

STATE OF SOUTH CAROLINA)
COUNTY OF OCONEE)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, I, NELL B. CARPENTER f/k/a Nell B. Bass f/k/a Nellie Bass Pringle, in the State aforesaid, for and in consideration of the sum of Ten (\$10.00) Dollars and other considerations (See Affidavit on File), the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto:

GARY L. RAGSDALE AND PATRICIA B. RAGSDALE, THEIR HEIRS AND ASSIGNS FOREVER: All of my right, title and interest, the same being an undivided one-third (1/3) interest, in and to the following property, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Oconee, Wagener Township, being known and designated as Lot Number Twelve (12) of Captain Cove Subdivision, containing 0.61 of an acre, more or less, as shown and more fully described on a plat thereof prepared by Michael L. Henderson, PS #6946, dated April 28, 2004 and recorded in Plat Book D9, at page 7, records of Oconee County, SC.

It is mutually understood and agreed that this conveyance is made subject to those easements and/or rights-of-way as may appear on the premises and/or of record and all zoning and setback requirements.

This being a portion of the property conveyed unto Alan D. Boggs, Carl D. Boggs and Nell B. Bass f/k/a Nellie Bass Pringle now known as Nell B. Carpenter by deed of Betty K. Boggs and Roy V. Boggs dated 10/19/68 and recorded 10/28/68 in Deed Book 10-L, at page 191, records of Oconee County, SC. The said Carl D. Boggs having died testate on March 5, 1993 and devising his interest in said property to Montez E. Boggs, Betty Ann Boggs and Carol B. Lane by Deed of Distribution recorded in Deed Book 763, at page 315; and by Corrective Deed of Distribution dated November 28, 1994 and recorded December 8, 1994 in Deed Book 797, at page 288, records of Oconee County, SC. See Probate File #93-ES-26-00-226, records of Probate Court, Horry County, South Carolina; and Probate File #94-ES-37-00-028 of Oconee County, South Carolina. The said Betty Ann Boggs and Carol B. Lane having conveyed all of their interest in said property to their mother, Montez E. Boggs, by deeds recorded in Deed Book 802, at page 52; and Deed Book 802, at page 55; both records of Oconee County, SC.

THIS PROPERTY DESIGNATED AS

MAP 150 SUB 00 BLK 01 PARC 108 P10

ON OCONEE COUNTY TAX MAPS

Recorded this 16 day of June
Book 2004 Page 401504
Fee _____

Jamda R. Titt
Auditors Oconee County, S.C.

Roger A. Williams
OCONEE COUNTY ASSESSOR

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The elevation below 810 feet contour is reserved for flood easement and a right-of-way for ingress and egress by Crescent Land & Timber Corporation. See deed recorded in Deed Book 9-Y, at page 222, records of Oconee County, SC.

The Grantors herein disclaim any and all damages which have occurred or could occur by reason of surface water damage.

It is further mutually understood and agreed that this conveyance is made subject to the following protective covenants and restrictions which are to be binding on the Grantors and the Grantees and their successors in title forever, running with the land:

1. That the premises shall be used for residential purposes only and that no mobile home, tent, shack, garage or other structure of a temporary nature may be used as a dwelling thereon at any time. Only one (1) single family dwelling shall be constructed on each lot.

2. That any dwelling erected on the premises shall be of good quality workmanship and materials, and shall be composed of not less than sixteen hundred (1600) square feet of heated floor space, exclusive of open porches, garages, carports or other attached or detached appurtenances there, and there shall be a setback line of fifteen (15) feet for all property lines.

3. That no hogs, chickens, cows or other livestock shall be kept, stabled or pinned on any lot.

4. No lot shall be subdivided or its boundary lines changed from the subdivision survey by Billy R. Watson, RLS, dated September 25, 1976, so as to create an additional building site.

5. Any structure must be completed within one (1) year after the initial construction has been commenced. No concrete blocks, cinder blocks or any similar type building materials shall be used in connection with the construction of any building erected upon said lots so that said materials are visible from the exterior of the building.

6. No junk automobiles or other junk vehicles shall be kept upon any lot unless such automobile or vehicle is kept in a covered garage.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

GRANTEES' ADDRESS:

237 Taylor Rd.
West Union, SC.
29696

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 Grantees, and the Grantees' heirs or successors and assigns forever. And, the grantor does hereby bind the grantor and the grantor's heirs or successors, executors, administrators, and personal representative

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to warrant and forever defend all and singular said premises unto the Grantees and the Grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 8th day of June, 2004.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Calby B. Nash
Linda M. Boggs

Nell B. Carpenter (SEAL)
Nell B. Carpenter f/k/a
Nell B. Bass f/k/a
Nellie Bass Pringle

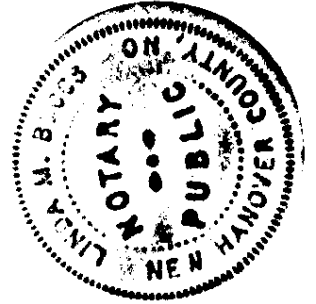
STATE OF NORTH CAROLINA)
COUNTY OF New Hanover)

ACKNOWLEDGEMENT

I, *Linda M. Boggs*, Notary Public for North Carolina, do hereby certify that NELL B. CARPENTER f/k/a Nell B. Bass f/k/a Nellie Bass Pringle, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 8th day of June, 2004.

Linda M. Boggs (LS)
Notary Public for North Carolina
My Commission Expires: 7-31-07



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