

(NTC)

TITLE TO REAL ESTATE—Prepared by SIDNEY HALL, Attorney at Law, 414 1/2 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

That I, David W. Wayner,

Know All Men by These Presents:

in consideration of the sum of exchange of real estate valued at One and No/100 (\$1.00) in the State aforesaid, and Three Hundred and No/100 (\$300.00) Dollars,-----

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (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 grantee(s)

JIM VAUGHN ENTERPRISES, INC., ITS SUCCESSORS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the southerly side of Brushy Creek Road, being a part of Lot No. 7 and triangular in shape and having the following metes and bounds according to a plat entitled Revision of Lots Nos. 5, 6, and 7 of Rosewood Acres, prepared by Carolina Engineering & Surveying Co., on 14 December 1972:

BEGINNING at a point on the southerly side of Brushy Creek Road, which point is N. 76-27 W. 90 feet from the joint front corner of Lots Nos. 7 and 8; and running thence on a new line S. 0-12 W. 121.0 feet to a point; thence N. 4-20 W. 124.2 feet to an iron pin on the southerly side of Brushy Creek Road; thence with the southerly side of Brushy Creek Road, S. 76-27 E. 10 feet to the point of BEGINNING.

The within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with tap fees, set back lines, and zoning regulations.

DERIVATION: Deed Book 937, at Page 432.

The within described triangle is a portion of Rosewood Acres subdivision recorded in Plat Book MM page 154.

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 said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, 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 2nd day of January, 19 73

Signed, Sealed and Delivered in the Presence of

Signatures of witnesses: W. W. Wilkins, Denobia C. Hall

Signature of David W. Wayner (Seal) and Notary Public Seal for Greenville County, South Carolina, Act No. 380, Seq. Seal.

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 2nd

day of January, A. D., 19 73

Signatures of witnesses: W. W. Wilkins, Denobia C. Hall

Notary Public for South Carolina My Commission Expires: 11/23/80

Signature of Denobia C. Hall

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also 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 2nd

day of January, A. D., 19 73

Signature of Denobia C. Hall (Seal)

Notary Public for South Carolina My Commission Expires: 11/12/79

Signature of Eloise N. Wayner

Cancelled documentary stamps attached: S. C. : U. S. \$

Recorded this 3rd day of January, 19 73, at: OOP M., No. 18949

Handwritten vertical text: 538.3-1-68, -276-OUT OF 538.3-1-68