

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

NOV 23 12 37 PM '75
SOUTH CAROLINA
NOTARY PUBLIC

Vol 1026 Page 73

KNOW ALL MEN BY THESE PRESENTS, that

FRANK L. MCABEE

in consideration of ONE (\$1.00) DOLLAR, LOVE AND AFFECTION----- 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 JAMES BRUCE CANTRELL, his heirs and assigns forever:

ALL that piece, parcel or lot of land, together with buildings and improvements thereon, consisting of 1.23 acres, more or less, situate, lying and being in the State of South Carolina, County of Greenville, on the Northeastern side of Chicora Avenue near Monaghan Mills, being shown as a portion of a 10.9 acre tract on a plat entitled "Property of Victor-Monaghan Co.", made by Pickell & Pickell, Engineers, February, 1953, and having according to said Plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on or near the Southwestern bank of Reedy River and at the Northeastern corner of Lot No. 10, Section 4, of the Monaghan Mills Subdivision as shown on a plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book S, Pages 179-181, inclusive, and running thence along the rear line of Lots Nos. 10 and 11, Section 4, of said subdivision, S. 66-15 W 215 feet to an iron pin; thence S. 69-05 W. 154.2 feet, more or less, to a point on the Northeastern side of Chicora Avenue; thence along the Northeastern side of Chicora Avenue, N. 13-32 W. 125 feet to an iron pin; thence N. 54-19 E. 298.5 feet, more or less, to a point at or near the Southwestern bank of Reedy River; thence along the Southwestern side of Reedy River, S. 39-40 E. 200 feet to an iron pin, the point and place of beginning.

The above described property is the same property conveyed to the Grantor herein by deed recorded in the RMC Office for said County and State in Deed Book 532, Page 268, and is hereby conveyed subject to rights of way, easements, conditions, public roads, restrictive covenants and other instruments of public record and actually existing on the ground affecting said property.

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 30 day of September, 1975

SIGNED, sealed and delivered in the presence of:

Frank L. Mcabee (SEAL)
James W. Burgan (SEAL)
Kenneth B. Burgan (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 30 day of September 19 75

Kenneth B. Burgan (SEAL) *James W. Burgan*
Notary Public for South Carolina.

My commission expires Feb 7, 1985

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

day of September 30 1975.
Kenneth B. Burgan (SEAL)

My commission expires Feb 7, 1985

RECORDED this day of OCT 30 1975 19 at 12:37 P.M., No. 10520

9977

4328 RV-2