

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

FEB 25 12 13 PM '76
COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS, that United Guaranty Residential Insurance Company of North Carolina, a North Carolina Corporation,

in consideration of Thirty-Eight Thousand Five Hundred and NO/100 (\$38,500.00) - 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 Harvey C. and E. Elaine Denslow, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, will all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, Town of Mauldin, being on the northeastern side of Pheasant Trail, being known and designated as Lot #3, as shown on a plat entitled "Final Section I, Forrester Woods", dated March 14, 1972, prepared by R.B. Bruce, registered surveyor, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4-N at Page 78 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Pheasant Trail at the joint front corner of Lots Nos. 3 and 4, thence with the line of Lot No. 4, N. 27-17 E. 150 feet to an iron pin, joint rear corner of Lots Nos. 3 and 4 in the line of property now or formerly of E.D. Kellett; thence along the line of property now or formerly E.D. Kellett, S. 62-43 E. 110 feet to an iron pin, joint rear corner of Lots Nos. 3 and 2; thence along the line of Lot No. 2, S. 27-17 W. 150 feet to an iron pin on the northeastern side of Pheasant Trail, joint front corner of Lots Nos. 3 and 2; thence along the northeastern side of Pheasant Trail, N. 62-43 W. 110 feet to the point of beginning.

This property being the same conveyed to the grantor herein by Deed dated January 8, 1976, being recorded in the R.M.C. Office for Greenville County, South Carolina in volume 1029 at page 922.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plat(s), or on the premises.

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 19th day of February, 1976

SIGNED, sealed and delivered in the presence of:

Terry V. Parrish
Terry V. Parrish
Linda M. Mahalik
Linda M. Mahalik



United Guaranty Residential Insurance Co. (SEAL)
Of North Carolina
By: *Marvin E. Sykes* (SEAL)
Marvin E. Sykes, Vice President
G. Stephen Clarke (SEAL)
G. Stephen Clarke, Ass't Secretary (SEAL)

STATE OF NORTH CAROLINA }
COUNTY OF GUILFORD

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 19th day of February 1976
Pauline Houston (SEAL)

Notary Public for North Carolina
My commission expires November 10, 1980

Terry V. Parrish
Terry V. Parrish



STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER ---Not Applicable

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

Notary Public for South Carolina. (SEAL)
My commission expires
RECORDED this FEB 25 1976 day of



77.00
142.35

19 at 12:13 P. M.

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0.065

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