

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE CO. S. C.
JUN 3 3 20 PM '76
DONNIE S. TANKERSLEY
R.M.C.

Vol 1037 Page 385

KNOW ALL MEN BY THESE PRESENTS, that

Sara A. Patton and Melvin K. Younts

in consideration of ---Three Thousand Five Hundred and 00/100 (\$3,500.00)----- 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 Leake & Garrett, Inc., its successors and assigns:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon or to be constructed thereon, situate, lying and being in the Town of Fountain Inn, County of Greenville, State of South Carolina, being shown as the eastern portion of Lot No. 13 and the western portion of Lot No. 12 on plat of Belmont Heights Subdivision, recorded in Plat Book PPP, Page 87, R.M.C. Office for Greenville County, and being more particularly shown on a revised survey made by J. L. Montgomery, III, R.L.S., dated May 5, 1976, recorded in Plat Book 511, Page 12, and having, according to said revised plat, the following metes and bounds:

BEGINNING at an old iron pin on the northern side of Belmont Drive, and thence running along the boundary of the remaining eastern portion of Lot No. 12, N. 27-20 E., 267.5 feet to an old iron pin at the joint rear corner of said lot portions; thence N. 60-15 E., 125.1 feet to an iron pin at the rear corner of the remaining western portion of Lot No. 13, S. 27-20 E., 271.3 feet to an iron pin on the northern side of Belmont Drive; thence along the edge of Belmont Drive, S. 62-00 E., 75 feet to an old iron pin; thence continuing along said drive, S. 62-00 E., 50 feet to the point of beginning.

This being a portion of the property conveyed to grantors by deed recorded in Deed Book 718, Page 404, R.M.C. Office for Greenville County, and by the Estate of Billie C. Patton, Probate Court for Greenville County, Apartment 1095, File 3.

- 699-354-1-74 + 0.77 AC
- 699-354-1-4

This conveyance is subject to restrictive covenants of record, set-back lines, road or passageway rights-of-way, easements, and zoning ordinances, if any affecting the above described 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 2nd day of June, 19 76

SIGNED, sealed and delivered in the presence of:
Sara A. Patton (SEAL)
Melvin K. Younts (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } CANCELLED
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 2nd day of June 19 76.
Notary Public for South Carolina. (SEAL)
My commission expires 2/28/83

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } RENEUNCIATION 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 2nd day of June 19 76
Notary Public for South Carolina. (SEAL)
My commission expires 2/28/83

RECORDED this JUN 3 1976 day of At 3:20 P.M. M., No. 31188
Greenville County Stamps Paid \$ 3.85 Act No. 330 Sec. 1

0383
4328 (N-2)