

KNOW ALL MEN BY THESE PRESENTS, that We, Glenn C. Watkins and Betty B. Watkins

in consideration of Twenty-five Thousand and no/100 (\$25,000.00)-----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
James Newton Avery, his heirs and assigns, forever:

ALL that piece, parcel or lot of land together with buildings and improvements situate, lying and being on the Eastern side of New Dunham Bridge Road in Greenville County, South Carolina, being known and designated as Lot No. 59 on a Plat of Vardry-Vale, Section I, made by Campbell & Clarkson Surveyors, Inc., dated November 15, 1968, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book WWJ, page 40, and according to a recent survey made by Carolina Surveying Company, dated July 28, 1976, entitled "Property of James Newton Avery", having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of New Dunham Bridge Road, joint front corner of Lots 58 and 59, and running thence with Lot No. 58, S. 56-01 E. 150.0 feet to an iron pin, joint rear corner of Lots 58 and 59; thence running S. 33-59 W. 80.0 feet to an iron pin, joint rear corner of Lots 59 and 60; thence running with Lot No. 60, N. 56-01 W. 150.0 feet to an iron pin on New Dunham Bridge Road; thence running with New Dunham Bridge Road N. 33-59 E. 80.0 feet to an iron pin, point of beginning. - 164-243-3-130

This is the same property conveyed to the Grantors herein by deed recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 879 at Page 143 and recorded November 10, 1969.

This conveyance is made subject to any restrictions, easements, rights-of-way, or any other matters shown on the recorded plat and other documents of public record and appearing on the ground.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 July 19 76

SIGNED, sealed and delivered in the presence of:

Glenn C. Watkins
Betty B. Watkins
Madeline H. Stacks, Jr.
Donnie S. Tankersley
SOUTH CAROLINA DOCUMENTARY
500 DOLLARS

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF Greenville }
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 July 19 76

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina.
My Commission Expires 9-15-77
Madeline H. Stacks, Jr.

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF Greenville }
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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30 day of July 19 76

Donnie S. Tankersley (SEAL)
Notary Public for South Carolina.
Commission Expires: 9-15-77
RECORDED this day of JUL 30 1976 10 at 4:21 P. M., No. 3021 Greenville County
Betty B. Watkins

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