

Grantee's Address: 308 Hudson Road, Greenville, S. C. 29607

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State of South Carolina 4 42 PM '76 TITLE TO REAL ESTATE

GREENVILLE COUNTY DORRIS S. TANKERSLEY R.M.C. Know All Men by These Presents:

That William G. Redmond hereafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration DOLLARS, paid to Grantor by John B. & Aude M. Montagne, as joint tenants with the right of survivorship and not as tenants in common hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S

ALL that piece, parcel or lot of land with all buildings and improvements now or hereafter constructed thereon and having, according to a plat by Heaner Engineering Co., Inc., RLS, Greenwood, S. C., dated February 27, 1974, and recorded in the Office of the R.M.C. for Greenville County, S. C. in Plat Book 5F at Page 21, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southern side of a sixteen foot driveway easement, said point being S. 74-45-00 E. 999.10 feet from the center line of Hudson Road; thence N. 15-15-00 E. 523.85 feet to a new iron pin; thence S. 52-47-53 E. 253.67 feet to an old iron pin; thence N. 44-24 E. 227.6 feet to a new iron pin on Chateau Drive; thence with the edge of the right-of-way of said drive S. 46-39-40 E. 44.0 feet to a new iron pin; thence continuing along the edge of said right-of-way S. 54-03-20 E. 6.70 feet to a point; thence continuing along the edge of said right-of-way S. 54-03-20 E. 50.0 feet to a new iron pin; thence S. 29-33-20 W. 225.54 feet to an old iron pin; thence S. 52-53-27 E. 271.05 feet to an old iron pin; thence S. 45-14-35 W. 311.49 feet to an old iron pin and stone; thence S. 45-04-20 W. 173.37 feet to an old iron pin; thence N. 74-56-26 W. 255.60 feet to an old iron pin; thence N. 15-23-20 E. 151.06 feet to a new iron pin on the southern side of the 16 foot driveway; thence N. 74-45-00 W. 133.90 feet to the point of beginning.

The above described tract is composed of Tract "A", containing 3.46 acres, more or less, and Tract "B", containing 3.49 acres, more or less, as shown on the above mentioned plat. See also plat recorded in Plat Book 5J, at Page 6 for description of Tract "B".

ALSO all the right, title and interest of the Grantor in and to all easements or rights-of-way for the purposes of ingress and egress, shown as a fifteen foot driveway on a plat of the property of Frank E. Friddle, et al, recorded in the R.M.C. Office for Greenville County in Deed Book 762, at Pages 499 and (continued on reverse side hereof)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining; AND TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 14th day of September, 1976.

Signed, Sealed and Delivered in the Presence of

[Handwritten signatures of witnesses]

William G. Redmond (Seal)
William G. Redmond (Seal)
Grantor (Seal)

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 14th day of September, 1976. [Signature] (Seal) Notary Public for South Carolina. My Commission expires 1/24, 1983.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. Kathleen T. Redmond, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 14th day of September, 1976. [Signature] (Seal) Notary Public for South Carolina. My Commission expires Oct. 19, 1980.

[Signature]

Recorded this ___ day of ___, 19___, at ___ M., No. ___

(CONTINUED ON NEXT PAGE)

Book 39 Page 1245 for True Consideration See Affidavit

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