

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

1055

KNOW ALL MEN BY THESE PRESENTS, that we, Suresh S. Patel, Attorney in Fact for Anami Patel and Hansa A. Patel and Anami Patel, Individually

in consideration of FORTY THOUSAND AND NO/100 - - - - - (\$40,000.00) - - - - - 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

NITIN N. DESAI & KIRTI N. DESAI, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the Westerly side of Gildercreek Drive in the Town of Mauldin, County of Greenville, State of South Carolina and being designated as LOT No. 42 on plat entitled "Forrester Woods, Section I" as recorded in the RMC Office for Greenville County in Plat Book 4N, page 78 and having the following metes and bounds according to said plat:

BEGINNING at an iron pin on Gilder Creek Drive at the joint front corner of Lots 42 and 43 and running thence along the joint line of said lots, N. 62-24 West 140 feet; running thence N. 27-04 East 136 feet to an iron pin on Pheasant Trail; running thence S. 62-43 East 110 feet to an iron pin; running thence with a curve, the chord of which is : N. 17-50 East 35.4 feet to an iron pin on Gilder Creek Drive; running thence with said Drive, S. 27-04 West 112 feet to the beginning corner.

This property is subject to a 10-foot drainage easement running along the rear of said lot and is subject to all restrictions, set back lines, roadways, easements and rights of way, if any affecting the above property and as shown on the plat.

This being the same property conveyed to Anami Patel and Hansa A. Patel by deed of Raymond E. Bankston and JO Ann P. Bankston dated September 30, 1974 and recorded on September 30, 1974 in the RMC Office for Greenville County in Deed Book 1007, page 480.

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See Power of Attorney recorded in Deed Book 1055, at page 238.

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 25 day of April, 1977

SIGNED, sealed and delivered in the presence of:

Signatures of witnesses: Geraldine Keich, Robert E. [unclear]

Suresh S. Patel (SEAL) Attorney in Fact for Anami Patel and Hansa A. Patel (SEAL) Anami Patel, Individually (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 25 day of April 1977.

Notary Public for South Carolina

Signature of witness: Geraldine Keich

My commission expires July 14, 1977

GREENVILLE COUNTY 44.00

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 25th day of April 1977

Notary Public for South Carolina

Suresh S. Patel (SEAL) Attorney in Fact for Hansa A. Patel

My commission expires July 14, 1977

RECORDED this 25 day of April 1977 at 12:31 P. M. No. 1055

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