

FILED
GREENVILLE CO. S.C.
TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that VAN P. MONTEITH **VALUED AT \$16,087.50**

in consideration of -----SIXTEEN THOUSAND EIGHTY-SEVEN AND 50/100 (\$16,087.50)----- 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

BILLY ROCKNE KIRKPATRICK, his heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown on plat of property of Billy Rockne Kirkpatrick, prepared by J. L. Montgomery, III., R.L.S., dated April 12, 1977, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an old spike at the intersection of roads and running thence with the center line of Martin Road, S. 67-43 W., 834.9 feet to an old iron pin (bent), which old iron pin is located S. 46-55 E., 30.4 feet from old iron pin on or near the Northwesterly edge of said road; thence N. 46-55 W., 342.92 feet to an old iron pin; thence N. 6-55 E., 798.95 feet to iron pin on the Northerly edge of 200 foot wide Duke Power Company right of way; thence with the Northerly edge of said right of way, S. 88-22 E., 1252.61 feet to an o.n.c. in center of Martin Road; thence with the center line of said road S. 40-34 W., 18.71 feet to o.n.c.; thence continuing with the said center line of said road S. 35-40 W., 250.0 feet to o.n.c.; thence continuing with said road S. 26-02 W., 200 feet to an o.n.c.; thence continuing with the center line of said road S. 24-05 W., 120.00 feet to an o.n.c.; thence continuing with center line of said road S. 10-22 W., 171.24 feet to an old spike, the beginning corner. Containing according to said plat, 21.45 acres, more or less.

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This conveyance is subject to 200 foot wide Duke Power Company right of way along the Northerly edge of property and also R.E.A. line and poles as shown on above referred to plat.

This conveyance is made subject to any restrictive covenants, building setback lines, rights-of-way and easements which may affect the above described property.

Being a portion of the same property conveyed to the grantor herein by deed of W. A. Martin, dated August 31, 1967, recorded August 31, 1967 in Deed Volume 827 at page 325.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining, 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 April day of 1977
SIGNED, sealed and delivered in the presence of Van P. Monteith (SEAL)

Roger P. Piquette
Sandra Langue

STATE OF ~~SOUTH CAROLINA~~ ^{CALIFORNIA} }
COUNTY OF ~~GREENVILLE~~ ^{GREENVILLE} }

GREENVILLE COUNTY
RECORDERS TAX
18.15

Personally appeared the und signed 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 18th day of April 19 77
Monty L. Howell (SEAL)

Notary Public for ~~South Carolina~~ ^{California}
My commission expires July 10, 1978

STATE OF ~~SOUTH CAROLINA~~ ^{CALIFORNIA} }
COUNTY OF ~~GREENVILLE~~ ^{GREENVILLE} }

RENUCINATION OF DOWER, 12, 1978

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grant (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, duress or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18th day of April 19 77
Monty L. Howell (SEAL)

Notary Public for ~~South Carolina~~ ^{California}
My commission expires July 10, 1978

RECORDED this 25 day of April 19 77 at 12:42 P.M.

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