

W. DENNIS CHAMBERLAIN
Attorney at Law, 110 Manly St., Greenville, S.C. VOL 1059 PAGE 659

TITLE TO REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JAMES W. CHILDERS, III AND TONI C. CHILDERS

in consideration of Forty-Six Thousand and no/100 (\$46,000.00) 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 PAUL M. KELLY AND SHAO LU KELLY, their heirs and assigns forever:

All that piece, parcel or lot of land, lying situate and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being shown and designated as Lot 38 on Plat of Forrester Woods, Section I, prepared by R. B. Bruce, R.L.S., dated March 14, 1972 and recorded in the R.M.C. Office of the Greenville County Courthouse in Plat Book 4-N at Page 78 and being described, according to said plat, more particularly, to-wit:

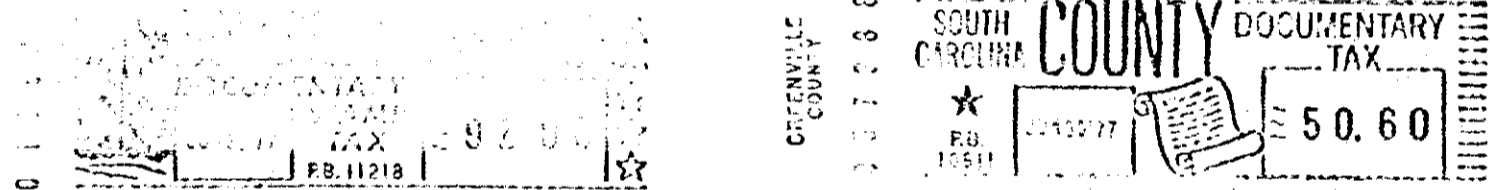
BEGINNING at an iron pin on the Eastern side of Old Hickory Point at the joint front corner of Lots 36 and 38 and running thence along Old Hickory Point N. 27-39 E. 127.6 feet to an iron pin; thence N. 72-26 E. 35.5 feet to an iron pin on the Southern side of Pheasant Trail; thence along said Trail S. 62-43 E. 85.1 feet to an iron pin at the joint front corner of Lots 38 and 39; thence along the common line of said Lots S. 27-36 W. 160 feet, more or less, to an iron pin in the line of Lot 36; thence N. 62-24 W. 110 feet to an iron pin, the point of beginning.

The above described property is conveyed subject to all restrictions, right of ways, easements and zoning ordinances of record or on the ground affecting said property.

The above described property is the same conveyed to the Grantor by deed of James W. Childers, III and Toni C. Childers dated February 23, 1973 and recorded in the Greenville County R.M.C. Office February 26, 1973 in Deed Book 968 at page 243.

Grantee's Address: 101 Old Hickory Point, Greenville, S.C. 29605

S.D.C.



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 hand(s) and seal(s) this 20 day of June 1977

SIGNED, sealed and delivered in the presence of:
 W. Dennis Chamberlain (SEAL)
 Pamela B. Harrington (SEAL)
 James W. Childers, III (SEAL)
 Toni C. Childers (SEAL)

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 20 day of June 1977
 W. Dennis Chamberlain (SEAL)
 Notary Public for South Carolina
 My Commission Expires 11/15/86
 Pamela B. Harrington

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)'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 30th day of June 1977
 W. Dennis Chamberlain (SEAL)
 Notary Public for South Carolina
 My Commission Expires 11/15/86
 Toni C. Childers

RECORDED this 30 day of JUN 30 1977 at 4:18 P.M. No. 36522

0659

4328 RV-2