

Address of Grantee: 309 Hudson Farm Road, Greenville, South Carolina
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S. C.

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State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Larry R. Hamrick and Frances Y. Hamrick, hereafter referred to as Grantor, in consideration of the sum of Forty-five thousand five hundred and no/100 (\$45,500.00) DOLLARS, paid to Grantor by Jean-Marc Cogniard and Mireille Cogniard, 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, their heirs and assigns, forever:

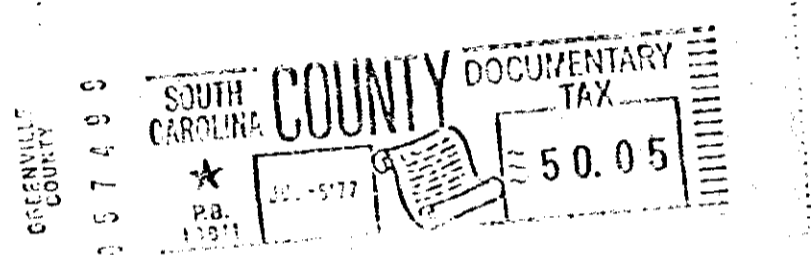
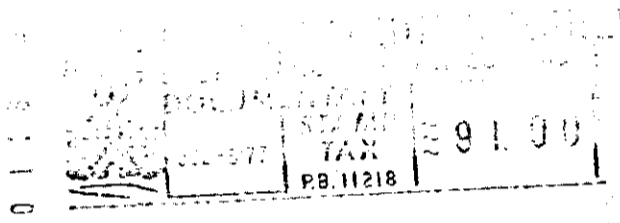
ALL that piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot 69, Devenger Place, Section 6, as shown on a plat thereof prepared by Dalton & Neves Co., Engineers, dated September, 1975 and recorded in the office of the R.M.C. for Greenville County, South Carolina in Plat Book 5P, at Page 2; and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southeastern side of Hudson Farm Road, joint front corner of Lots Nos. 68 and 69 and running thence along the joint line of said lots, S 56-59 E 140 feet to an iron pin, rear corner of said lots; running thence with the rear line of Lot No. 69, N 33-01 E 90 feet to an iron pin in the rear corner of Lot No. 69; thence turning and running N 56-59 W 140 feet to an iron pin in the southeastern side of Hudson Farm Road; thence turning and running with said road, S33-01 W 90 feet to an iron pin, the point of beginning.

This is the same property conveyed to the grantors herein by William E. Smith, Ltd. by deed dated 9-22-76 and recorded 9-24-76, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1043, at Page 384.

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TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

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 5th day of July

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Larry R. Hamrick (Seal)
Larry R. Hamrick (Seal)
Frances Y. Hamrick (Seal)
Frances Y. Hamrick (Seal)
Grantor

Signed, Sealed and Delivered in the Presence of

Carl Frederick Muller
David Allen Shumbe

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

5th day of July, 1977

Carl Frederick Muller

David Allen Shumbe (Seal)
Notary Public for South Carolina

My Commission expires 11-21, 1980

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. Frances Y. Hamrick, 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

5th day of July, 1977

Frances Y. Hamrick
Frances Y. Hamrick

David Allen Shumbe (Seal)
Notary Public for South Carolina

My Commission expires 11-21, 1980

Recorded this _____ day of JUL 5 1977 at 3:39 P. M., No. 827

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