

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
Grantees' Address: 309 Beaufort Street
Greenville, S. C. 29615

KNOW ALL MEN BY THESE PRESENTS, that J. B. Lawrimore and Joyce H. Lawrimore

in consideration of Thirty-Seven Thousand Two Hundred Fifty and no/100----- Dollars,
(\$37,250.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Byron T. Cooper and Karen W. Cooper

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Beaufort Street and being known and designated as Lot No. 45 of Spring Forest as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "XX", at Page 126 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Beaufort Street at the joint front corner of Lots Nos. 44 and 45 and running thence along the joint line of said lots N. 43-23 E. 190.2 feet to an iron pin; thence S. 44-10 E. 173.5 feet to an iron pin; thence S. 36-50 W. 120 feet to an iron pin; thence along the joint line of Lots Nos. 45 and 46 N. 79-33 W. 169.5 feet to an iron pin; thence with the curve of the eastern side of Beaufort Street, the chords being as follows: N. 0-06 W. 30 feet to an iron pin; N. 30-31 W. 25 feet to the point of beginning.

Derivation: Deed of J. B. Lawrimore, Jr., recorded February 5, 1964, in Deed Book 741 at Page 431 and Deed of McCall Three Enterprises, Inc., recorded September 20, 1963, in Deed Book 732 at Page 127.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 1st day of July, 1977.

SIGNED, sealed and delivered in the presence of:

Judy S. Shealy

Billy Bishop

J. B. Lawrimore (SEAL)
J. B. LAWRIMORE, same as J. B. Lawrimore, Jr.
JOYCE H. LAWRIMORE (SEAL)

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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of July, 1977.

Fred F. Badger (SEAL)
Notary Public for South Carolina
My commission expires: 3-11-80

Judy S. Shealy

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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, 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

1st day of July 1977
Fred F. Badger (SEAL)
Notary Public for South Carolina
My commission expires: 3-11-80

Joyce H. Lawrimore
JOYCE H. LAWRIMORE

RECORDED this JUL 6 1977 day of At 12:01 P.M., at

4328 RV.2