

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE -- Foster & Richardson, Attorneys at Law, Greenville, S. C.

Patricia Ann Blue
Village Apartments # 30
Travelers Rest, S.C. 29690

STATE OF SOUTH CAROLINA

DORINE S. TAYLOR SLEY
R.M.C.

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, VIRGINIA B. MANN

in consideration of Thirteen Thousand Five Hundred and Ninety-Nine and No/100 (\$13,599.00) 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 Patricia Ann Blue, her heirs and assigns forever,

ALL that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina, situate, lying and being on a County Road, off of Terry Creek Road, containing 15.11 acres and being more particularly described according to a plat of survey by W. R. Williams, Jr., Engineer, dated August 27, 1976, as follows:

BEGINNING at an iron pin in the center of a County Road, which iron pin is 1.081.8 feet from the center of the intersection of said County Road and Terry Creek Road, and running thence along the center of said County Road and following the curvature thereof, the chords being N. 14-01 E. 150 feet, N. 41-34 E. 244.1 feet, and N. 24-31 E. 218.4 feet to an iron pin in the center of said road; thence S. 59-20 E. 25 feet to an iron pin on the edge of said road; thence continuing S. 59-20 E. 1,069.6 feet to an iron pin in the line of property now or formerly belonging to Brashier; thence along Brashier's line S. 32-05 W. 406 feet to an iron pin and S. 15-22 W. 205.9 feet to an iron pin; thence N. 59-08 W. 1,093.7 feet to an iron pin on the edge of the aforementioned County Road; thence continuing N. 59-08 W. 25 feet to the beginning corner.

It is understood and agreed that Short Branch Road, with a width of 50 feet (25 feet of which is included in the within conveyance) is a public roadway, but should it for some reason not be acknowledged by Greenville County as such, then, as a part of the consideration for this conveyance, the grantee, her heirs and assigns, grants and acknowledges an easement for roadway purposes and for the purpose of ingress and egress to all property situate on or served by the said Short Branch Road, which easement shall be for the use and benefit of all such property owners and for the general public, in perpetuity, and shall apply to that portion of Short Branch Road included in the above conveyance and as shown on the referenced plat of survey.

This conveyance is made and this property is sold subject to the following restrictions and

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 assigns against the grantor(s) and the grantor'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 19th day of August 19 77 .

SIGNED, sealed and delivered in the presence of

Virginia B. Mann (SEAL)

Ms Luma Petty
Francis R. Luitke

_____ (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 19th day of August 19 77 .

Francis R. Luitke (SEAL)

Ms. Luma Petty

Notary Public for South Carolina
My commission expires: 11/23/80

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER WOMAN GRANTOR

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

day of 19

(SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

(CONTINUED ON NEXT PAGE)

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