

Grantees' Address: 654 <sup>ARMY</sup> <sup>GREENVILLE CO. S.C.</sup>  
TITLE TO REAL ESTATE <sup>Greer, S.C. 29645</sup> 20 1 20 1977  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } <sup>DOANIE E. FARMER</sup>

EDWARDS, WOOD, DUGGAN,  
REESE and KINDBERG  
Attorneys-at-Law  
P. O. Box 126  
Greer, SC 29651

VA 1083  
R 051

KNOWN ALL MEN BY THESE PRESENTS, that Cecil Milton Hendricks and Lucille K. Hendricks

in consideration of --Thirty-two Thousand and no/100ths (\$32,000.00)-----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 James A. St. John, his heirs and assigns, forever:

ALL that lot of-land in the State of South Carolina, County of Greenville, in O'Neal Township, containing 31.17 acres as shown on a plat entitled "Property of James A. St. John", prepared by Gould and Associates, Surveyors, dated August 19, 1977, to be recorded herewith and reference is hereby made to such plat for a more particular description of the 31.17 acre tract conveyed hereby.

The tract herein conveyed is a portion of a 36.35 acre tract originally conveyed to Cecil Milton Hendricks by deed of Myra P. Wolfe recorded on March 19, 1962, in Deed Book 694 at Page 18. Subsequently, by deed recorded on February 22, 1967 in Deed Book 814 at Page 285, the said Cecil Milton Hendricks conveyed the aforesaid tract to Lucille K. Hendricks, however, such latter deed was set aside by an Order of the Court as will appear by reference to Judgment Roll J-15,058.

There is also conveyed hereby the following described easements appurtenant to the aforesaid 31.17 acre tract, which easements affect the 3.80 acre tract retained by the Grantors, which tract is also shown on the aforesaid plat to be recorded herewith:

1. An easement for the construction, use, and maintenance of a 25-foot roadway, to be located across the aforesaid 3.80 acre tract to connect the tract conveyed herewith into the easterly side of S. C. Highway 14 for purposes of ingress and egress; and,
2. An easement for the erection and maintenance on a continuing basis of an appropriate sign at or near the intersection of the aforesaid 25-foot roadway and S. C. Highway 14.

The Grantors do hereby reserve unto themselves and their heirs and assigns, (Continued on back)

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 26th day of August 19 77  
SIGNED, sealed and delivered in the presence of  
Allen Reas (SEAL) Cecil Milton Hendricks (SEAL)  
Robin H. Smith (SEAL) Lucille K. Hendricks (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.  
SWORD to before me this 26th day of August 19 77  
Allen Reas (SEAL) Robin H. Smith  
Notary Public for South Carolina  
My commission expires: 9/27/77

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, 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 26th day of August 19 77  
Allen Reas (SEAL) Lucille K. Hendricks  
Notary Public for South Carolina 9/27/77  
My commission expires: \_\_\_\_\_

RECORDED this 26th day of August 19 77 (CONTINUED ON NEXT PAGE) No. \_\_\_\_\_  
631.7-1-2

4328 RV-2