

STATE OF SOUTH CAROLINA } 103 Mayflower Street  
COUNTY OF GREENVILLE } Taylors, South Carolina  
VCL 1066 PAGE 405  
R.M.C. 29687

KNOW ALL MEN BY THESE PRESENTS, that Phyllis Downey

in consideration of Ten Dollars and Love and Affection

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Gary S. Downey, his heirs and assigns forever,

An undivided one-third (1/3) interest in and to the following property:

ALL those certain pieces, parcels or lots of land, with all buildings and improvements thereon, in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lots 23, 24 and 25, Block B. Subdivision known as "Buena Vista," as shown on plat thereof recorded in the RMC Office for Greenville County, South Carolina at Plat Book W at Pages 11 and 29, being located on the Northwesterly side of Mayflower Street and being the same property conveyed to the Grantor and C. D. Downey by deed of Ethel C. Burry dated September 24, 1954, recorded in the Greenville County RMC Office in Deed Book 509 at Page 51; reference to said recorded plat and recorded deed being herewith craved for a more particular description of the property conveyed hereby.

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The Grantor herein is the sole owner of said property and it is her intention to convey to the Grantee an undivided one-third (1/3) interest and to retain an undivided two-thirds (2/3) interest.

This conveyance is made subject to the right of any person or persons to require an alleyway to be opened over the rear 20 feet of the lots above described.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. (SEE OVER)

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 6<sup>th</sup> day of October 19 77

SIGNED, sealed and delivered in the presence of  
Phyllis Downey (SEAL)  
PHYLLIS DOWNEY  
Vance B. Downey (SEAL)  
Patricia A. Durham (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 6<sup>th</sup> day of October 19 77  
Patricia A. Durham (SEAL) Vance B. Downey

Notary Public for South Carolina  
My commission expires: 7-17-85

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } RENUNCIATION OF DOWER (NOT NECESSARY)

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 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_ (SEAL)

Notary Public for South Carolina  
My commission expires:

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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