

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville

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KNOW ALL MEN BY THESE PRESENTS, that James E. Eaton and Barbara Ann Eaton

in consideration of Seventeen thousand four hundred fifty (\$17,450.00) - - - - 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 Ronald Berry and Judith C. Berry, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the southern side of Tryon Avenue, Greenville County, South Carolina, being shown and designated as Lot 1 on Plat of Property of James Ronald Berry and Judith C. Berry, dated January 5, 1978, prepared by Richard D. Wooten, Jr., and recorded in the RMC Office for Greenville County in Plat Book 100, at Page 35, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the south side of Tryon Avenue, joint front corner of Lots 1 and 2, and running thence with the common line of said Lots, S 14-43 W, 105.0 feet to an iron pin; thence with the rear line of Lot 1, N 83-21 N, 66.6 feet to an iron pin; thence N 07-23 E, 105.0 feet to an iron pin on the southern side of Tryon Avenue; thence with said Avenue, S 82-37 E, 80.0 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to James E. Eaton by deed recorded in Deed Book 901, at Page 539. Also see deed to Barbara Ann Eaton recorded in Deed Book 1052, at Page 543.

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 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 5th day of January, 19 78

SIGNED, sealed and delivered in the presence of

James E. Eaton (SEAL)  
James E. Eaton  
Barbara Ann Eaton (SEAL)  
Barbara Ann Eaton  
W. Conrad Duff (SEAL)  
Beth Duke (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 5th day of January 19 78

W. Conrad Duff (SEAL)  
Notary Public for South Carolina.  
My commission expires 9/29/81

STATE OF SOUTH CAROLINA }  
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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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 5th day of January 19 78  
Barbara Ann Eaton  
Barbara Ann Eaton  
W. Conrad Duff (SEAL)  
Notary Public for South Carolina.  
My commission expires 9/29/81

2.00CT

RECORDED this JAN 5 day of 1978 at 2:43 P. M., No. 20161

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