

Grantee's mailing address: Route 3, Box 191-A, Pelzer, South Carolina 29869

TITLE TO REAL ESTATE—Offices of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Milford D. Kelly

in consideration of Fifty-eight Thousand and 00/100 (\$58,000.00) 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 Jack R. Porter and Betty B. Porter, their heirs and assigns forever.

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Survey for Milford D. Kelly", dated December 31, 1977, prepared by James L. Strickland, Surveyor, containing two acres, together with a 30-foot easement for ingress and egress and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, being the northeastern corner of the two-acre tract, at the corner of other property of Milford D. Kelly and running thence with the line of said property S. 39-45-18 E. 487.81 feet to an iron pin; thence S. 18-10 W. 175.64 feet to an iron pin; running thence with the line of other property of Milford D. Kelly N. 39-45-18 W. 635.31 feet to an iron pin; running thence N. 19-17 W. 46.10 feet to an iron pin; running thence N. 86-30 E. 164.54 feet to the point of beginning, containing 2.00 acres.

TOGETHER with a 30-foot wide non-exclusive easement and right-of-way for the purpose of ingress and egress to the above described property from West Georgia Road as is more fully shown on said plat and having the following description:

The easement is 15 feet on either side of a center line, having the following courses and distances: Beginning at a point on the southern side of West Georgia Road located N. 89-01 E. 25 feet from an old iron pin and running thence S. 20-45-30 E. 125.54 feet;

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 1978

SIGNED, sealed and delivered in the presence of:

Milford D. Kelly (SEAL)
Milford D. Kelly

Patrick H. Grayson (SEAL)

Jords W. Denty (SEAL)

Jords W. Denty (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) 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 1978

Patrick H. Grayson (SEAL)

Jords W. Denty

Notary Public for South Carolina. 11-19-79
My Commission Expires:

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

5th day of January 1978
Patrick H. Grayson (SEAL)

Milford D. Kelly

Notary Public for South Carolina. 11-19-79
My Commission Expires:

RECORDED this _____ day of _____ 19____ at _____

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