

Grantee's Address: 227 Lake Fairfield Drive, Greenville, S.C. 29615  
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P.A. Attorneys at Law, Greenville, S.C.

10/11/98

State of South Carolina

**TITLE TO REAL ESTATE**

GREENVILLE COUNTY

**Know All Men by These Presents:**

Thayer F. Grumbine

That Thayer F. Grumbine, hereafter referred to as Grantor, in consideration of the sum of Forty-Five and No/100 (\$45,000.00) DOLLARS, paid to Grantor by Robert Michael and Brucie R. Batson hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee. Their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Lake Fairfield Drive, near the City of Greenville, S.C., being designated as Lot No. 78 and a small portion of Lot No. 79, Section 1, on the plat of Lake Forest as recorded in the RMC Office for Greenville County, S.C., in Plat Book GG, page 117, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Lake Fairfield Drive, joint front corner of Lots 77 and 78, Section 1, and running thence along the common line of said lots N 38-53 W 172 feet to an iron pin; thence N 51-0 E 116 feet to an iron pin in the rear line of Lot 79; thence through Lot 79 S 35-01 E 170.1 feet to an iron pin on the northwesterly side of Lake Fairfield Drive; thence along said Drive S 54-14 W 5 feet to an iron pin, joint front corner of Lots 78 and 79; thence continuing along said Drive S 49-40 W 100 feet to an iron pin, the point of beginning.

For restrictions applicable to this subdivision, see Deed Book 45, Page 373.

This conveyance is made subject to the 10-foot drainage easement as shown on the recorded plat aforementioned, and is subject to all other restrictions, setback lines, roadways, easements and right of ways, if any, affecting the above described property.

This is the same property conveyed to the Grantor herein by deed of Dorothy L. Brown dated April 3, 1975 and recorded in the RMC Office for Greenville County on April 9, 1975 in Deed Book 1016 at Page 520.

- 271 - 277 - 2 - 80

GRANTEE TO PAY 1978 TAXES.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 16th day of January, 1978.

Thayer F. Grumbine (Seal)  
Thayer F. Grumbine (Seal)

Signed, Sealed and Delivered in the Presence of

Gail M. Rero (Seal)  
Carol B. Bennett (Seal)

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 16th day of January 1978  
Carol B. Bennett (Seal)  
Notary Public for South Carolina

My Commission expires Nov. 19, 1979.

STATE OF SOUTH CAROLINA, Woman Grantor-  
GREENVILLE COUNTY Not Applicable

**RENUNCIATION OF DOWER**

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. \_\_\_\_\_ wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_  
(Seal)  
Notary Public for South Carolina

My Commission expires \_\_\_\_\_, 19\_\_\_\_\_  
Recorded this \_\_\_\_\_ day of JAN 16 1978

At 3:00 P.M. 21193

277

4328 RV-2