

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that C. DAN JOYNER & COMPANY, INC.

A Corporation chartered under the laws of the State of South Carolina and having a principal place of business at Greenville, State of South Carolina, in consideration of Thirty Thousand and 00/100 (\$30,000.00) Dollars,

the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto RAYMOND S. GROFF AND OLIVE M. GROFF, their heirs and assigns, forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the westerly side of Newgate Drive, being shown and designated as Lot 106 on Plat of Bellingham, Section 2, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book 4N, Page 79 and having, according to said plat, the following notes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Newgate Drive at the joint front corner of lots 106 and 107 and running thence along the common line of said lots S. 33-45 W., 93.7 feet to an iron pin at the point rear corner of said lots; thence running along the rear of Lot 106 S. 71-17 E., 120 feet to an iron pin at the point rear corner of Lots 105 and 106; thence running along the common line of Lots 105 and 106 N. 19-19 E., 146.9 feet to an iron pin on Newgate Drive; thence along Newgate Drive N. 71-17 W., 35 feet to an iron pin on Newgate Drive; thence along the curve of Newgate Drive, the chord of which is S. 36-44 W., 47 feet to an iron pin; thence continuing along the curve of Newgate Drive, the chord of which is N. 67-25 W., 30 feet to an iron pin, the point of beginning.

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This is the same property conveyed to the grantor by deed of Donald F. Cole and Marilyn E. Cole recorded in the R.M.C. Office for Greenville County on November 13, 1977, in Deed Book 1066, Page 242.

This conveyance is made subject to all easements, restrictions and rights of way, if any, appearing of record affecting this property.

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 grantees, and the grantees' heirs or successors and assigns, forever. And the grantor does hereby bind itself and its successors to warrant and forever defend all and singular said premises unto the grantees, and the grantees' heirs or successors, and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS whereof the grantor has caused its corporate seal to be affixed hereto and these presents to be subscribed by its duly authorized officers, this 31st day of January 1978 C. DAN JOYNER & COMPANY, INC.

SIGNED, sealed and delivered in the presence of

SEAL

Sandra M. Brudwell
Andrew W. Blue

A Corporation
 By *[Signature]*
 V. President

Secretary

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named Corporation, by its duly authorized officers, sign, seal and as its 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 31st day of January 1978

Andrew W. Blue
 Notary Public for South Carolina
 My commission expires: 3/24/87

SEAL

Sandra M. Brudwell

RECORDED this 1 day of FEB 1 1978 at 10:13 A.M. No. 200.1

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