

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mr. Steve Griffith  
c/o John Michael's, Inc.  
1712 Easley Bridge Road  
Greenville, South Carolina

va 1073 no. 815

KNOW ALL MEN BY THESE PRESENTS, that Warren H. Stanton and Cordelia Stanton

in consideration of Six Thousand and No/100 (\$6,000.00) 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 Steve Griffith and Ronald M. Pettit, their heirs and assigns forever:

ALL those pieces, parcels or lots of land, with improvements, thereon, situate, lying and being on the southern side of Thomas Street and on the western side of S. C. Highway 253 near the City of Greenville, in the County of Greenville, State of South Carolina and shown and designated as a portion of Lots Nos. 119 and 120 of a survey of Victor-Monaghan Mills and according to a plat prepared by Freeland and Associates dated February 8, 1978 recorded in the R.M.C. Office for Greenville County in Plat Book 6-N at Page 42 has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of S. C. Highway 253 at the joint corner of Lots Nos. 118 and 119 and running thence along the western side of said highway N. 1-51 W., 100.30 feet to a spike; thence N. 1-45 W., 95.10 feet to an iron pin on the southern side of Thomas Street; running thence with the southern side of said street S. 86-49 E., 47.65 feet to an old iron pin on the western side of a 15 foot alley; running thence along the western side of said alley S. 0-24 W., 191.68 feet to an old iron pin at the joint corner of Lots Nos. 118 and 119; running thence with the joint line of said lots S. 88-49 W., 40.10 feet to an iron pin, the point and place of beginning.

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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.

This is the same property conveyed to the Grantors herein by deed of Oscar G. Gooch and Eunice B. Gooch recorded in the R.M.C. Office in Deed Book 738 at Page 58 on the 11th day of December, 1963 and by deed of Sally Day recorded in the R.M.C. Office in Deed Book 738 at Page 467 on the 21st day of December, 1963.

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 15th day of February 19 78

SIGNED, sealed and delivered in the presence of

*James C. Blakely, Jr.*  
*Francis R. Dugwell*

*Warren H. Stanton* (SEAL)  
*Cordelia Stanton* (SEAL)

STATE OF SOUTH CAROLINA  
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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 15th day of February 19 78.

*Ronald B. Bester* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81. S-26-73

STAMP: 12.00

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

15th day of February 19 78.  
*James C. Blakely, Jr.* (SEAL)  
Notary Public for South Carolina  
My commission expires: 11/9/81

*Cordelia Stanton*

RECORDED this 17 day of FEB 17 1978

At 4:43 P.M.

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