

215 Fairfax Drive

Greenville, S. C.

OFFICE OF REAL ESTATE - Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

1074 10

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that We, David L. Herring and Gayle K. Herring

in consideration of Forty Thousand and no/100 (\$40,000.00)----- 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 Johnny H. Bragg and Lounelle A. Bragg, their heirs and assigns, forever,

All that piece, parcel or lot of land, situate, lying and being on the eastern side of Fairfax Drive (formerly Childress Drive) and shown on the Greenville County Block Books as Lot 9, Block 1, page B13.4, and has the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Fairfax Drive, at the joint corner of this property and a lot now or formerly of Eugene Eisenhower and running thence with that line, N. 56-26 E., 108 feet to an iron pin in the line of lot now or formerly of James Carlos Bayne and running thence with that line in a northwesterly direction 30.1 feet, more or less, to an iron pin; thence continuing with said lot, N. 42 E., 123 feet to an iron pin; running thence N. 30 W., 159 feet, more or less to an iron pin; running thence S. 63-40 W., 305.2 feet to an iron pin in the center of Fairfax Drive; running thence with said Drive, S. 46-28 E., 361 feet, more or less, to the point of beginning.

308 - B13.4 - 1-9

This is the identical property conveyed to the Grantors herein by deed of Betty H. Bayne, dated June 22, 1972, recorded June 23, 1972, in the RMC Office for Greenville County in Deed Book 947, at page 99.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject 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 grantee(s), and the grantee's(s)' heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s)' heirs, successors and assigns against the grantor(s) and the grantor's(s)' heirs, successors and assigns 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 22nd day of February, 1978

SIGNED, sealed and delivered in the presence of:

Signatures of David L. Herring and Gayle K. Herring with (SEAL) labels.

Vertical stamp: OCTO 22 1978

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) sign, seal and as the grantor's(s)' act and deed deliver the within deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 22nd day of February, 1978

Signature of Notary Public for South Carolina, My commission expires: 6/13/79

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, 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 22nd day of February, 1978

Signature of Notary Public for South Carolina, My commission expires: 6/13/79

RECORDED this FEB 22 19/8 at 3:42 P. M., No. 21811

Vertical stamp: 0070

Vertical stamp: 4328 RV-2