

Grantee's Address: *Rt. 6, ...*
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that Geneva B. Jones, Edora B. Jones Freeman, Wade Byars, Jr. and Ralph Joseph Brown, Jr.

in consideration of Five Thousand and No/100ths (\$5,000.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

J. D. BYARS AND VIRGINIA G. BYARS, THEIR HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel or strip of land situate, lying and being on or near Woodruff Road in the County of Greenville, State of South Carolina containing .25 acres and being shown on a plat entitled Property of J. D. Byars dated February 5, 1978 by Freeland & Associates recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6N, Page 47 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Woodruff Road which iron pin is located 590 feet east of the intersection of Woodruff Road with Old Sulphur Springs Road and running thence S. 19-36 W. 178.11 feet to an iron pin; thence S. 77-16 E. 257.30 feet to an iron pin; thence N. 15-35 W. 37.44 feet to an iron pin at the corner of property now or formerly of J. D. Byars; thence with the line of said property, N. 77-05 W. 245.74 feet and N. 19-36 E. 140.67 feet to an iron pin on the southern side of Woodruff Road; thence with the southern side of said Woodruff Road, N. 83-41 W. 9.0 feet to an iron pin, the point of beginning and being a portion of the property acquired by the grantors and the grantee, J. D. Byars, from W. M. Byars, Sr., deceased, February 23, 1950 as will appear from the records of the Estate of the said W. M. Byars, Sr. on file in the Probate Court for Greenville County, S. C. in Apartment 586, File 7; by deed of W. Roscoe Jones recorded December 12, 1961 in the RMC Office for Greenville County, South Carolina in Deed Book 688, Page 286; and from Juanita B. Byars, deceased, March 11, 1973 as will appear from the records of the Estate of the said Juanita B. Byars on file in the Probate Court for said county and state in Apartment 1277, File 23.

together with all and singular the rights, members, accretions 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 24th day of February, 1978.

SIGNED, sealed and delivered in the presence of:

John H. Earle (SEAL) *Geneva B. Jones* (SEAL)
Edora B. Jones Freeman (SEAL)
Wade Byars Jr. (SEAL)
Ralph Joseph Brown Jr. (SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE-190 - *As to SAS.1-1-21*
OUT OF SAS.1-1-22

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 24th day of February, 1978.

John H. Earle (SEAL)
Notary Public for South Carolina
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

24th day of February, 1978
John H. Earle (SEAL) *Edora B. Jones Freeman*

RECORDED this 24th day of FEB 24 1978 at 4:30 P. M., No. 2005

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