

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

VEL 1074 PAGE 600

KNOW ALL MEN BY THESE PRESENTS, that Marguerite Rice James

in consideration of the sum of Thirty-eight thousand - - - (\$38,000.00) - - - - 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 Richard C. Benner and Dorothy J. Benner, their heirs and
assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being on
the southern side of Northway Drive, Greenville County, South Carolina,
being shown and designated as a portion of Lot 139 on a Plat of ORCHARD
ACRES, Part of Section II, recorded in the RMC Office for Greenville County
in Plat Book QQ, at Page 6, and having, according to a more recent survey
by Jones Engineering Service dated October 25, 1973, the following metes
and bounds:

BEGINNING at an iron pin on the southern side of Northway Drive at the
northeastern corner of Lot 139 and running thence, S 00-56 E, 171.9 feet
to an iron pin; thence S 85-36 W, 102.8 feet to an iron pin in the rear
lot line of Lot 139; thence along a new line through said Lot, N 04-06 E,
83.5 feet; thence continuing along a new line through said Lot, N 08-13 E,
96 feet to an iron pin on the southern side of Northway Drive; thence with
said Drive, N 88-19 E, 80 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways,
zoning ordinances, easements and rights of way, if any, affecting the
above property.

---76-731-3-108.1

The above is the same property conveyed to the Grantor and Albert H. James
by deed from Edith J. Montgomery, recorded in Deed Book 988, at Page 604.
The Grantor was subsequently devised the other one-half interest therein
by the Last Will and Testament of Albert Henry James, deceased. See Apt.
1404, File 3, Probate Court for Greenville County.

DOCUMENTARY
STAMP
TAX \$ 76.00

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or ap-
pertaining; 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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 1st day of March 19 78

SIGNED, sealed and delivered in the presence of:

Marguerite Rice James (SEAL)
Marguerite Rice James

W. Cook Drake
Ruth Drake

GCTO

1 MF 278 1507

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 written deed and that (s)he, with the other witness subscribed
above, witnessed the execution thereof.

SWORN to before me this 1st day of March 19 78

W. Cook Drake (SEAL) *Ruth Drake*
Notary Public for South Carolina.

My commission expires 9/29/81

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Not Necessary

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, all her interest and es-
tate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this day of MAR 2 1978 at

AT 10:29 AM

2.00CT

4328 RV-2