

1904 E. Lee Road
Taylors, S. C.

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

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY, S.C.
MAY 8 3 55 PM '78
JOHN E. STANLEY
R.M.C.

1078

KNOW ALL MEN BY THESE PRESENTS, that we, Johnny Steven Murphy and Edith D. Murphy,

in consideration of Thirty-Two Thousand and no/100 (\$32,000.00)----- 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 Fred Eugene Pickens, Jr., and Monique D. Pickens, their heirs and assigns, forever,

All that piece, parcel or lot of land, situate, lying and being on the southeastern side of East Lee Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and known and designated as Lot No. 3 of a subdivision known as Oakwood Acres, plat of which is recorded in the RMC Office for Greenville County in Plat Book MM, at page 135, and has, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of East Lee Road, at the joint corner of Lots 2 and 3 and running thence with the joint line of said lots, S. 74-28 E., 176.7 feet to an iron pin; running thence N. 16-36 E., 90 feet to an iron pin at the joint rear corner of Lots 3 and 4; running thence with the joint line of said lots N. 74-09 W., 178.4 feet to an iron pin on the southeastern side of East Lee Road; running thence with said Road, S. 16-04 W., 27.8 feet to an iron pin; thence continuing with said Road, S. 15-30 W., 62.2 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Joe L. and Ruby C. Peahuff, dated January 19, 1971, recorded January 20, 1971, in the RMC Office for Greenville County in Deed Book 906, at page 641.

-276-T33-2-103

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 8th day of May, 1978

SIGNED, sealed and delivered in the presence of

[Signature] (SEAL) [Signature] (SEAL)
[Signature] (SEAL) [Signature] (SEAL)
[Signature] (SEAL) [Signature] (SEAL)

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.

Subscribed and sworn to before me this 8th day of May, 1978

[Signature] (SEAL) [Signature] (SEAL)
Notary Public for South Carolina 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 8th day of May, 1978
[Signature] (SEAL)

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

RECORDED this MAY 8 1978 19 at 3:35 P. M., No. 33220

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