

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

22 3 57

1978-05-22

KNOW ALL MEN BY THESE PRESENTS, that Phillip E. Larsen and Mary Beth W. Larsen

in consideration of Twenty-four Thousand Nine Hundred Fifty and no/100ths Dollars,
(\$ 24,950.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Stephen Mark Johnson and Mary Margaret Moses, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the eastern corner of Tipperary Lane and Tiffany Drive, near the City of Greenville, more particularly described as the northwestern portion of Lots 19 and 20 of Block B, as shown on plat of Mayfair Estates recorded in Plat Book S at Pages 72 and 73 of the RMC Office for Greenville County, and having according to said plat the following boundaries and measurements:

On the northeast by a portion of Lot 21 of Block B, whereon it measures 75 feet, more or less; on the southeast by remaining portions of lots 19 and 20, whereon it measures 100.6 feet, more or less; on the southwest by Tiffany Drive, wherein it measures 50 feet, more or less; on the intersection of Tiffany Drive and Tipperary Lane curvature 36.8 feet; and on the northwest by Tipperary Lane, whereon it measures 75 feet, more or less.

DERIVATION: This is the same property conveyed to the Grantor by deed of BFS Rentals, a partnership, dated August 12, 1976, as recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1041 at Page 183, on August 13, 1976.

This property is conveyed subject to all easements, restrictions, zoning ordinances and rights-of-way of record, or on the ground, which may affect said lot.

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)'s heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(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)'s heirs, successors and assigns against the grantor(s) and the grantor's(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)'s hand(s) and seal(s) this 22nd day of May 1978

SIGNED, sealed and delivered in the presence of

Debbie K. Goddard

Phillip E. Larsen (SEAL)
(Phillip E. Larsen) (SEAL)

Timothy H. Farr

Mary Beth W. Larsen (SEAL)
(Mary Beth W. Larsen) (SEAL)

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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) 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 May 1978

Timothy H. Farr (SEAL)

Debbie K. Goddard
(Debbie K. Goddard)

Notary Public for South Carolina 10-14-86
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)'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 May 1978

Timothy H. Farr (SEAL)

Mary Beth W. Larsen
(Mary Beth W. Larsen)

Notary Public for South Carolina 10-14-86
My commission expires:

RECORDED this 23 day of MAY 1978 at 8:58 A.M., No. 34528

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