

GREENVILLE CO. S. C.  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 KNOW ALL MEN BY THESE PRESENTS, that JOHN W. GRADY, III

Vol 1080 Page 313

Page 491

In consideration of Twenty-Seven Thousand and No/100-----Dollars, and other valuable consideration the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto MARK E. COBURN AND DEBORAH F. COBURN, their heirs and assigns;

ALL those pieces, parcels or lots of land situate, lying and being in Ward One of the City of Greenville, County of Greenville, State of South Carolina, being located on Hampton Avenue, between Butler Avenue and Hudson Street, and having the following metes and bounds, to-wit:

TRACT 1: BEGINNING at the corner of a stone wall on the south side of Hampton Avenue and running thence S. 50-12 E. 54.3 feet to an iron pin; thence S. 39-45 W. 150 feet to an iron pin on alley; thence along the side of said alley N. 55-12 W. 55 feet to an iron pin; thence N. 40 E. 150 feet to the beginning corner.

This being the same property conveyed to John W. Grady, III from The South Carolina National Bank, et al by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1011, Page 93, recorded November 29, 1974.

TRACT 2: BEGINNING at a stake on the southwesterly side of Hampton Avenue at corner of lot now or formerly of Waddill, and running thence along line of Waddill, 150 feet to a stake; thence on a line parallel with, and 150 feet from Hampton Avenue, 65 feet to a stake at corner of lot now or formerly of Donaldson; thence along easterly line of Donaldson lot, 150 feet to a point on the southwesterly side of Hampton Avenue; thence along Hampton Avenue 65 feet to the point of BEGINNING.

- 500-16-1-647

This being the same property conveyed to John W. Grady, III from Gilmer W. McManaway and Louise J. McManaway by deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 1021, Page 298, recorded July 16, 1975.

This conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

DOCUMENTARY STAMP TAX \$54.00

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)' heirs or successors and assigns forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand(s) and seal(s) this 2 day of June 1978

SIGNED, sealed and delivered to the presence of:

*Mark E. Coburn*  
 \_\_\_\_\_ (SEAL)  
*Deborah F. Coburn*  
 \_\_\_\_\_ (SEAL)

*John W. Grady, III*  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (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)' 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 2 day of June 19 78  
*Mark E. Coburn*  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina.

*Marie Mall*  
 \_\_\_\_\_ (SEAL)

My Commission Expires 10/3/83

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)' 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 2 day of June 19 78  
*Mark E. Coburn*  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina.

*Susan H. Grady*  
 \_\_\_\_\_ (SEAL)

RECORDED this 2 day of JUN 2, 1978

at 11:32 A.M. 36171

NOTARY PUBLIC - JUN 2 78 741

2-1501

4328 RV-2

0313