

TITLE TO REAL ESTATE prepared by McDonald and Cox, Attorneys at Law

STATE OF SOUTH CAROLINA } Grantee's Mailing Address: 1135 S. Pleasantburg Dr.
COUNTY OF GREENVILLE } Greenville, S. C. 29607

KNOWN ALL MEN BY THESE PRESENTS, that Juanita Sanders

in consideration of One Dollar (\$1.00), Love and Affection-----XXXXXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Edgar Sanders, his heirs and assigns, forever:

A one-half, undivided interest in and to:

ALL that piece, parcel or tract of land situate, lying and being in Butler Township, Greenville County, South Carolina, on the Northwestern side of Bennett Bridge Road and being a portion of Tract No. 1 of the land of Curtis G. Henderson as shown on plat thereof prepared by J. Q. Brown, April 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book "AA", at page 127, and having, according to a more recent survey by C. O. Riddle dated January 2, 1957, the following metes and bounds, to-wit:

BEGINNING on a nail in the L. D. Ford line in center of Bennett Bridge Road and running thence along the said Ford line N. 44-34 W. 64.3 feet to an iron pin; thence continuing along said line N. 44-34 W. 1031 feet to an iron pin in center of public road; thence along center of said public road N. 18-05 E. 250.9 feet to an iron pin; thence along the line of property of J. K. Keller N. 50-30 E. 272 feet to an iron pin; thence N. 69-38 E. 1459.7 feet to an iron pin on the old line of Tract No. 1; thence along said line S. 30-15 W. 882 feet to an iron pin; thence S. 7-21 W. 798 feet to a point in the center of Bennett Bridge Road; thence along the center of said road S. 68-50 W. 99.8 feet to a point; thence continuing along said road S. 77-48 W. 299.6 feet to the point of beginning. LESS, HOWEVER: That certain portion of said property previously conveyed and more particularly that portion of said property conveyed by Edgar Sanders to Juanita Sanders by deed of even date and recorded in the RMC Office for Greenville County in Deed Book 1081, at page 150.

This is a portion of the property conveyed to Edgar Sanders and Juanita Sanders by deed of Earl P. Strain, Jr. and Eva Mae Strain dated November 15, 1960, and recorded in the RMC Office for Greenville County in Deed Book 663, at page 212, on November 18, 1960, and is hereby conveyed subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, or on the premises.

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 31st day of May 1978.

SIGNED, sealed and delivered in the presence of:

Elizabeth P. Johnson (SEAL)
Juanita Sanders (SEAL)
Fred W. M. D. (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(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 31st day of May 19 78

Fred W. M. D. (SEAL) Elizabeth P. Johnson

Notary Public for South Carolina
My commission expires: 11-4-80

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY - WOMAN GRANTOR

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 19 day of (SEAL)

Notary Public for South Carolina.
My commission expires:

RECORDED this JUN 13 1978 day of 19 at 4:46 P. M. No.

0153

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