

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

W1053-1083

KNOW ALL MEN BY THESE PRESENTS, that Robert S. Small, Jr. -----

in consideration of One Hundred Twelve Thousand and No/100 (\$112,000.00) ----- 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 Billy Joe Baty and Joe T. Baty, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being on the western side of Laurens Road and on the eastern side of Evelyn Avenue in the City of Greenville, County of Greenville, State of South Carolina and known and designated as a tract containing 1.66 acres, more or less, according to a plat prepared by Clifford C. Jones dated April, 1978 drawn from plat recorded in the R.M.C. Office for Greenville County in Plat Book U at Page 95, said first mentioned plat being entitled "Property of W. S. Griffin & R. S. Small" and having the following metes and bounds, to-wit:

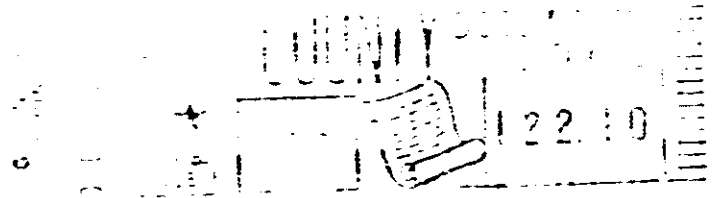
BEGINNING at a point on the western side of Laurens Road and running thence S. 89-55 W., 480 feet to a point on Evelyn Avenue; thence along the eastern side of Evelyn Avenue N. 1-37 E., 153.4 feet to a point; thence N. 86-59 E., 403.6 feet to a point on the western side of Laurens Road; running thence along the western side of Laurens Road S. 22-50 E., 188 feet to an iron pin, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

599-263-1-36

BEING a portion of the same property conveyed to the Grantor herein by deeds of Walter S. Griffin, Jr. and Robert S. Small, said deeds being recorded of even date in Deed Book 1083 at Page 626 and Deed Book 1083 at Page 627, respectively, in the R.M.C. Office for Greenville County.

9-010



together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise appertaining 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 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 assigns against the grantor(s) and the grantor(s)'s heirs or successors 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 18th day of July 19 78.

SIGNED, sealed and delivered in the presence of

Adeline Keiwood
William L. Baty

Robert S. Small, Jr. (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBA

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.

GIVEN to believe me this 18th day of July 19 78.

William L. Baty (SEAL)
Notary Public for South Carolina
My commission expires 6-15-81

Adeline Keiwood

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 (s)he does freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s)'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 18th day of July 19 78.

William L. Baty (SEAL)
Notary Public for South Carolina
My commission expires 6-15-81

Catharine C. Small

RECORDED this 21st day of July 19 78

2080

4328 RV.2