

100 James Street  
Greenville, S. C. 29609

1985-120

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Vance R. Bettis,

in consideration of Twelve Thousand Five Hundred and NO/100 (\$12,500.00) 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 Arlie D. Tinsley and Jane B. Tinsley, all of my undivided one-half (1/2) right, title and interest in and to:

"ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, situate, lying and being on the Southern side of James Street and being shown on a recent plat dated July, 1978, by Charles F. Webb, Surveyor, and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of James Street at a point 294 feet, more or less, from the intersection of Buncombe Street and James Street and running thence along the line of James Street, N. 62-32 E. 96.40 feet to an iron pin; thence S. 27-31 E. 269.6 feet to an iron pin; thence S. 66-15 W. 39.39 feet to an iron pin; thence N. 27-46 W. 33.79 feet to an iron pin; thence S. 81-00 W. 86.06 feet to an iron pin; thence N. 32-30 W. 44.92 feet to an iron pin; thence N. 60-39 E. 31.18 feet to an iron pin; thence N. 28-27 W. 160.23 feet to an iron pin on the Southern side of James Street at the BEGINNING corner."

This conveyance is made subject to all easements, restrictions, and rights-of-way appearing on record, on the premises, or on any plat affecting said property.

Being a part of the property conveyed to Z. V. Bettis and Alice R. Bettis by Alvin H. Dean by deed dated August 6, 1918, and recorded on August 17, 1918, in the R.M.C. Office for Greenville County in Deed Book 42, at page 477, and by Sarah P. Dean to Zeb Vance Bettis and Alice R. Bettis by deed dated November 14, 1938, and recorded December 1, 1938, in the R.M.C. Office for Greenville County in Deed Book 196, at page 354.

The said Zeb Vance Bettis died intestate January 19, 1942, leaving as his sole heirs-at-law, his widow, Alice R. Bettis, and his sons, John Randolph Bettis and Vance R. Bettis, as will more fully appear from the record contained in the Probate Court for Greenville County in Apartment 447, File 28. The said John Randolph Bettis and Vance R. Bettis conveyed their interest in said property to Alice R. Bettis by deed dated January 29, 1942, and recorded on February 19, 1942, in the R.M.C. Office for Greenville County in Deed Book 242, at page 318. The said Alice R. Bettis died testate on December 30, 1974, and said

(continued on back)  
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 or successors and assigns, forever. And, the grantor(s) do(es) 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 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 7th day of August, 1978

SIGNED, sealed and delivered in the presence of:

Frances B. Mcintosh  
W. Jay Leake

Vance R. Bettis (SEAL)  
Vance R. Bettis (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }  
COUNTY OF LANCASTER }

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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 7 day of August 19 78

W. Jay Leake (SEAL)  
Notary Public for South Carolina

Frances B. Mcintosh

My commission expires 4/24/83

STATE OF SOUTH CAROLINA }  
COUNTY OF LANCASTER }

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 or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 7 day of August 19 78

W. Jay Leake (SEAL)  
Notary Public for South Carolina

Lucy B. Bettis

My commission expires 4/24/83

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

(CONTINUED ON NEXT PAGE)

1020

4328 RV.2