

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that ERIC R. PEDERSEN and JERE C. PEDERSEN

in consideration of Forty-Nine Thousand and NO/100 (\$49,000.00) 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 CHARLES W. BROWN and MARSHA A. BROWN, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, together with all improvements thereon, situate lying and being in Greenville County, State of South Carolina, being shown and designated as Lot 11 on plat entitled "Montroyal Hills" prepared by Piedmont Engineering Service, dated August, 1957, recorded in the RMC Office for Greenville County in Plat Book KK at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Pemberton Drive and running thence along the joint line of Lots 10 and 11, S 51-30 W 232.4 feet to an iron pin; thence N 40-09 W 189.6 feet to an iron pin; thence N 5-07 E 100 feet to an iron pin; thence along the joint line of Lots 11 and 12, S 83-15 E 230.1 feet to an iron pin on the southern side of Pemberton Drive; thence along Pemberton Drive, S 31-34 E 55 feet to a point; thence continuing along Pemberton Drive, S 49-14 E 50 feet to an iron pin, the point and place of beginning.

ALSO: ALL that piece, parcel or lot of land, together with all improvements thereon, situate, lying and being in Greenville County, State of South Carolina, being shown and designated as Lot 12 on plat entitled "Montroyal Hills" prepared by Piedmont Engineering Service, dated August, 1957, recorded in the RMC Office for Greenville County, in Plat Book KK at Page 111, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Pemberton Drive and running thence along the joint line of Lots 11 and 12, N 83-15 W 230.1 feet to an iron pin; thence N 5-07 E 205.9 feet to an iron pin; thence N 82-13 E 206.1 feet to an iron pin; thence along the joint line of Lot 12 and 13, S 9-19 E 216.2 feet to an iron pin on the western side of Pemberton Drive; thence along Pemberton Drive S 31-55 W 55 feet to an iron pin, the point of beginning.

THE above described property is the same property conveyed to the grantors herein by deed of George M. Hutto and Dorothy R. Hutto dated August 8, 1975 and recorded in the RMC Office for Greenville County, South Carolina on September 18, 1975 in Deeds Vol. 1024 at Page 435 and is hereby conveyed subject to easements, conditions, covenants, rights-of-way, and restrictions which are a matter of record and actually existing on the ground affecting the subject property.

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 31 day of August, 1978

SIGNED, sealed and delivered in the presence of:

Thomas M. Hutt (SEAL)
Eric R. Pedersen (SEAL)
Jere C. Pedersen (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31 day of August, 1978

Thomas M. Hutt (SEAL)
Notary Public for South Carolina

My commission expires July 23, 1983

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 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

31 day of August, 1978

Thomas M. Hutt (SEAL)
Notary Public for South Carolina

My commission expires July 23, 1983

REC OF SOUTH CAROLINA 19

54.3 GREEN STAMP TAX 98.00

RECORDED AUG 31 1978 at 2:53 P.M. 6906

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