

5775 B Glenridge Drive, Suite 350, Atlanta, Georgia 30328

TITLE OF REAL ESTATE - Cheros and Boerma Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

KNOW ALL MEN BY THESE PRESENTS, that Barbara Maxwell

in consideration of Twenty Five Thousand and no/100----- 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 Mauldin Properties, a Limited Partnership, a Georgia Limited Partnership, its successors and assigns, forever; subject to the reservation of easement set forth below:

All that tract or parcel or land being in the State of South Carolina, County of Greenville, City of Mauldin, being shown on plat of survey prepared by T. M. Patton & Associates, dated June 13, 1978, and having the following courses and distances according to said plat:

Commencing at an iron pin on the southerly side of Miller Road, which iron pin is N. 54-45 E. 62.9 feet and N. 60-46 E. 62.5 feet from the east intersection of the right of way of Shadecrest Drive and the southerly right of way of Miller Road and is also the joint corner of the subject property and Lot 78, Parkwood, Section I (shown on plat recorded in Plat Book 4F/22) and running thence N. 63-05 E. along said southerly right of way line of Miller Road, a distance of 322.15 feet to a point; thence S. 35-00 E. a distance of 662.17 feet to a point; thence S. 55-00 W. a distance of 318.94 feet to an iron pin; running thence N. 35-00 W. a distance of 707.46 feet to a point on the southerly right of way line of Miller Road, to the point of beginning.

- 799 - M4.5-1-67.1  
OUT OF M4.5-1-67 → 5.00 AC  
NOTE

Being a portion of the property conveyed by Joe E. Hawkins, Ltd., by deed recorded March 17, 1977 in Deed Book 1052 at page 966.

The above conveyance is subject to all rights of way, easements and protective covenants affecting same appearing upon the public records of Greenville County.

Grantor reserves unto herself an easement sufficient in length and width to construct and maintain a sewer line running from Grantor's adjoining property across the property herein conveyed to an existing sewer line which now terminates on the rear property line of the tract herein conveyed, 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 28th day of September 1978 .

SIGNED, sealed and delivered in the presence of:

John G. Cheros  
Dale K. Boerma

Barbara Maxwell (SEAL)

(SEAL)

(SEAL)

(SEAL)

CO  
TO

STAMP TAX 50.00  
F.B. 11218

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

PRC

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 28th day of September 1978 .

Dale K. Boerma (SEAL)  
Notary Public for South Carolina

My commission expires: 4/7/79

John G. Cheros

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER  
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

day of 19 .

Dale K. Boerma (SEAL)  
Notary Public for South Carolina.

My commission expires: \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of OCT 5 1978, at  
at 2:31 P.M. 10910

2713.2

STAMP TAX 27.50  
F.B. 11218

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