

Route 1 Motor Boat Road, Greenville, South Carolina 29611

Title To Real Estate Prepared by Timothy H. Farr, Attorney at Law, 210 West Stone Ave., Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

VOL 1092 PAGE 457

KNOW ALL MEN BY THESE PRESENTS, that Calvin E. Wells, III and Connie J. Wells

in consideration of Fifty-nine Thousand, Five Hundred and no/100ths
(\$ 59,500.00)

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 Morris S. Stepp and Linda S. Stepp, their heirs and assigns, forever:

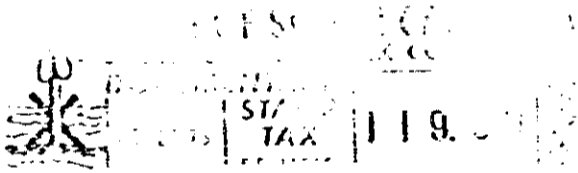
ALL that piece, parcel or tract of land containing five acres, more or less, according to plat made by Richard Wooten Land Surveying Co. dated August 25, 1977, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Motor Boat Road at the joint front corner of the property herein conveyed and property now or formerly owned by Massey and running thence, along Motor Boat Road, N 72-00 E 170 feet to an iron pin; thence leaving Motor Boat Road and running along the common line with property now or formerly owned by Welborn S 22-30 E 363 feet to a point; thence along the back line of said Welborn property N 70-00 E 120 feet to a point; thence N 35-00 E 273 feet to a point; thence S 38-21 E 403.1 feet to a point; thence S 35-52 W 310 feet to a point; thence, along property now or formerly owned by Fulbright N 57-56 W 606.4 feet to an iron pin; thence N 39-00 W 129.69 feet to an iron pin; thence N 52-25 W 24.05 feet to an iron pin being the rear corner of the aforementioned Massey property; thence N 9-10 W 150 feet to the point of beginning.

- 305 - B4.4 - 1-10.3

THIS property is conveyed subject to all existing and recorded easements, rights-of-way and restrictive covenants recorded against the same and as shown on the above referenced plat.

DERIVATION: This being a portion of the same property conveyed to Grantors herein by deed of George Melvin Fulbright and Priscilla W. Fulbright dated August 26th, 1977, as recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1063, Page 701, on August 29, 1977.



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 grantees(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 October 19 78

SIGNED, sealed and delivered in the presence of:

Leo Yantis (SEAL)
Orlene Yantis
Calvin E. Wells, III (SEAL)
Connie J. Wells (SEAL)
Connie J. Wells (SEAL)

STATE OF SOUTH CAROLINA } Colorado
COUNTY OF GREENVILLE } Jefferson 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 October 19 78

Rebecca L. Hunt (SEAL)
Leo Yantis
Notary Public for South Carolina, Colorado
My commission expires: July 3, 1982

STATE OF SOUTH CAROLINA } Colorado
COUNTY OF GREENVILLE } Jefferson 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, 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 31st day of October 19 78
Rebecca L. Hunt (SEAL)
Connie J. Wells (Connie J. Wells)

Notary Public for South Carolina, Colorado
My commission expires: July 3, 1982

RECORDED this NOV 22 1978 day of at 3:07 P. M., No. 16027

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