

1431 Laurens Road, Greenville, S. C. 29607

ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, Edna B. Ivey

in consideration of Ten and 00/100 (\$10.00)..... 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 H. Ivey, Jr., his heirs and assigns forever,

ALL my interest in that certain tract of land in Austin Township, Greenville County, State of South Carolina, being known and designated as Tract No. 6, and containing 6.32 acres, more or less, as shown on Plat of Property of Richard A. Hill Estate, prepared by T. H. Walker, Jr., dated April 29, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book "000" at page 109; and being a part of property described in Deed Book 96 at page 331, and having the following metes and bounds, to-wit:

BEGINNING at a point or iron pin line of division of Lot No. 5 and Lot No. 6, and running thence N. 11-34 E. 200 feet to an iron pin at Gilders Creek; thence meandering along Gilders Creek as follows: N. 62-37 E. 174 feet to an iron pin; thence N. 24-48 E. 143.5 feet to an iron pin; thence N. 60-01 E. 184.3 feet to an iron pin; thence N. 32.01 E. 205 feet to an iron pin in or along Gilders Creek; thence N. 42-27 E. 175 feet to an iron pin in or along said creek; thence leaving said creek and running S. 32-41 E. 450 feet to a stone and iron pin; thence S. 64-32 W. along the joint line of Lots Nos. 5 and 6, 980.76 feet to the point of beginning

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This property is conveyed subject to a right of way of Duke Power Company recorded in the R.M.C. Office for Greenville County in Deed Book 817 at page 626; and is also conveyed subject to right of way for sewer of the Town of Mauldin recorded in the said R.M.C. Office in Deed Book 825 at Page 271.

This is the same property conveyed to Charles H. Ivey, Sr. by deed of Charles H. Ivey, Jr. dated January 3, 1972, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 933 at page 1. Charles H. Ivey, Sr. died testate on June 14, 1978, leaving as his sole beneficiary the Grantor herein, who inherited a one-half (1/2) undivided interest in said property. See Probate Court records for Greenville County, S. C. Apt. 1519, file 2.

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 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 21 st day of December, 1978.

SIGNED, sealed and delivered in the presence of

Edna B. Ivey (SEAL)

Soraine A. Grace (SEAL)

S. Maurice Johnson (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 21 st day of December, 19 78.

S. Maurice Johnson (SEAL)

Soraine A. Grace (SEAL)

Notary Public for South Carolina My commission expires: MY COMMISSION EXPIRES APRIL 7, 1979

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER (Not Necessary - 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 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

day of 19

Notary Public for South Carolina My commission expires:

DEC 29 1978

10:52 A.

1978

RECORDED this day of 19 at M. No.

290-1-1.5

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