

Grantee's Address: 102 Needles Drive, Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

1979 FEB 15 3 27 PM '79

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KNOW ALL MEN BY THESE PRESENTS, that  
LONNIE S. TANKERLEE  
KAY W. ETHERIDGE & VIOLET M. ETHERIDGE,

In consideration of --Eleven Thousand One Hundred Fifty Two and 06/100 (\$11,152.06) & Dollars,  
Assumption of Existing Mortgages-----

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

WALTER A. McPHAIL, JR., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 47 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book S-D, at Page 63, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit: — 899 - 574.12 - 1 - 47

BEGINNING at an iron pin at the intersection of Pine Bark Court and Needles Drive, and running thence with the westerly edge of Needles Drive S. 1-14 E. 130.64 feet to an iron pin at the joint front corner of Lots 47 and 48; thence with the joint line of said lots S. 83-59 W. 153.95 feet to an iron pin at the joint corner of Lots 46, 47 and 48; thence with the joint line of Lots 46 and 47 N. 22-14 E. 156.1 feet to an iron pin in 50-ft. circle of Pine Bark Court; thence with the said circle, the chord of which is N. 78-12 E. 30.0 feet to an iron pin; thence continuing with the line of said circle, the chord of which is N. 45-16 E. 30 feet to an iron pin; thence N. 89-32 E. 15 feet to an iron pin at the intersection of Pine Bark Court and Needles Drive; thence with said intersection S. 45-48 E. 35.65 feet to the beginning corner.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as PINE TREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1014, at Page 323. This conveyance is made subject to any restrictive covenants, building setback lines, rights of way and easements which may affect the above-described property.

This being the same property conveyed to the Grantors herein by deed of Builders & Developers, Inc., dated December 3, 1976, and recorded on December 3, 1976, in the RMC Office for Greenville County in Deed Book 1047, at Page 265.

- DESCRIPTION CONTINUED ON REVERSE SIDE -

together with all and singular the rights, members, benefits 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 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 who may lawfully claim or to claim the same or any part thereof.

WITNESS the grantor(s)'s hands) and seals) this 16th day of February, 1979.  
SIGNED, sealed and delivered in the presence of  
Kay W. Etheridge (SEAL)  
Violet M. Etheridge (SEAL)  
Janet S. Nelson (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 16th day of February, 1979.  
Janet S. Nelson (SEAL)  
Notary Public for South Carolina 11-22-81  
My commission expires

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 whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(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 16th day of February, 1979.  
Violet M. Etheridge (SEAL)  
Notary Public for South Carolina 11-22-81  
My commission expires

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