

FILED  
GREENVILLE CO. S.C.

24 Hampton Corner  
Taylor, S.C. 29687  
910-29687-110

TITLE TO REAL ESTATE - INDIVIDUAL FORM  
GREENVILLE COUNTY, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY  
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that Marshall Montgomery and Hattie Lee Montgomery in consideration of Exchange of property valued at One Hundred and no/100 (\$100.00) -- 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 Windsor Group, Inc., its successors and assigns forever:

ALL that piece, parcel or tract of land containing .22 acres, more or less, situate, lying and being off the western side of Strange Road in Chick Springs Township, Greenville County, South Carolina, being shown on a plat of the Property of Windsor Group, Inc. made by Gould and Associates, Surveyors, dated February 22, 1979 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin off the western side of Strange Road at the common corner of property of the grantors and grantee, said iron pin being located S. 52-05 W. 187.95 feet from the common corner of property of the grantee and property owned by Rusty Brook Corporation, and running thence through grantors' property S. 33-43-32 E. 109 feet to an iron pin; thence continuing a line through grantors' property S. 50-23-41 W. 129.60 feet to a point; thence along the line of grantee's property N. 4-10-00 E. 151.60 feet to an iron pin; thence continuing along the line of grantee's property, N. 52-05 E. 36 feet to the point of beginning. -- 278 - P. OF T 33 - 2 - 2

The above property is a portion of the same property conveyed to Marshall Montgomery and Hattie Lee Montgomery by deed of R. H. Boling recorded May 10, 1951 in Deed Book 434 at Page 258. The said Hattie Lee Montgomery conveyed her interest in said property to Marshall Montgomery by deed recorded January 26, 1963 in Deed Book 715 at Page 229 and the said Marshall Montgomery conveyed an undivided one-half interest back to Hattie Lee Montgomery by deed recorded April 12, 1963 in Deed Book 720 at Page 219.

This property is conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

Grantee assumes and agrees to pay Greenville County property taxes for the tax year 1979 and subsequent years.

The common beginning corner above referred to is the new corner of property of Rusty Brook Corp. after conveyance to Grantee of 0.286 acres.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 12<sup>th</sup> day of March 1979

Sign(s) sealed and delivered in the presence of:

*David C. Almon*  
*Kenneth A. ...*

*Marshall Montgomery* (SEAL)  
*Hattie Lee Montgomery* (SEAL)  
MARSHALL MONTGOMERY  
HATTIE LEE MONTGOMERY

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)' 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 12 day of March 1979

*Lillian M. Kelly* (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-16-80

*David C. Almon*

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 (widow) 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)' 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

12 day of March 1979  
*Lillian M. Kelly* (SEAL)  
Notary Public for South Carolina  
My commission expires: 1-16-80

*Hattie Lee Montgomery*  
HATTIE LEE MONTGOMERY

RECORDED this 14 day of March 1979 at 11:45 A.M. No. 20215

RE 170

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