

Grantees' address: 15 Borea Forest Circle, Greenville, S.C. 29611
MORTON DRAWDY, HAGINS, WARD & BLAIR, REALTORS, 100 S. STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA } MAR 19 12 32 PM '79
COUNTY OF GREENVILLE } DONNIE S. TINKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that Charles C. Ferguson and Margaret T. Ferguson-----

in consideration of Thirty-Nine Thousand Nine Hundred Fifty and No/100 (\$39,950.00)----- 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 RUFUS BENSON BYCE and JOYCE C. BYCE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, located, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 123 on plat entitled Borea Forest, recorded in the Greenville County R.M.C. Office in Plat Book 4N at Pages 76 and 77, and according to a more recent survey thereof entitled "Property of Rufus B. Byce and Joyce C. Byce", dated March 13, 1979, prepared by Freeland & Associates, recorded in the Greenville County R.M.C. Office in Plat Book 1-6 at Page, having the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of the right-of-way of Borea Forest Circle at the joint front corner of Lots 123 and 124, and running thence along said right-of-way S. 73-18 W., 90.0 feet to an old iron pin at the joint front corner of Lots 123 and 12 (said old iron pin being 503 feet, more or less, easterly from the right-of-way of Watkins Road); thence running along the joint line of said lots, N. 16-42 W., 130.0 feet to an old iron pin at the joint rear corner of Lots 123 and 122; thence N. 73-18 E., 90.0 feet to an old iron pin at the joint rear corner of Lots 123 and 124; thence along the joint line of said lots S. 16-42 E., 130.0 feet to an old iron pin at the joint front corner of Lots 123 and 124, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants and restrictions and rights-of-way which are a matter of record and/or actually existing on the ground affecting the above described property.

309-138,3-1-217

This is the same property conveyed to the Grantors herein by deed of JHJ Corporation recorded in the Greenville County R.M.C. Office in Deed Book 1021 at Page 520 on the 21st day of July, 1975.

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 16th day of March 19 79

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Jan M. Wylie

Margaret T. Ferguson (SEAL)

Charles C. Ferguson (SEAL)

(SEAL)

(SEAL)

DOCUMENTARY STAMP 3000

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 16th day of March 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 11-9-81

Jan M. Wylie

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 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

16th day of March 19 79

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires 11-9-81

Margaret T. Ferguson

RECORDED this day of MAR 19 1979

AT 12:32 P.M.

GREENVILLE COUNTY 44.00

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