

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MAY 9 11 PM '79

GRANTEE'S ADDRESS:
5 Cannon Circle, Rt. 14
Greenville, S. C. 29607

KNOW ALL MEN BY THESE PRESENTS THAT ERNEST PRATER and MARY H. PRATER

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in consideration of Fifty-Nine Thousand and No/100--(\$59,000.00)-----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

JOHN M. GROCHOWSKI and PATRICIA A. GROCHOWSKI, their Heirs and Assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville and being shown and designated as Lot 138 on plat of Pine Brook Forest, Section 2, recorded in the RMC Office for Greenville County in Plat Book 4X, Page 49 and also on a more recent plat entitled "Property of John M. Grochowski and Patricia A. Grochowski", prepared by Freeland & Associates, dated May 8, 1979, recorded in the RMC Office for Greenville County in Plat Book 7-E, Page 64, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the eastern side of Cannon Circle at the joint front corner of Lots 137 and 138 and running thence N 80-37 E 226.4 feet along the lines of Lots 137 and 136 to an iron pin; thence turning and running S 35-20 E to an iron pin, joint rear corner of Lots 138 and 139, for a distance of 50.0 feet; thence turning and running along the line of Lot 139 S 54-40 W 220.0 feet to an iron pin on Cannon Circle; thence running along the eastern side of Cannon Circle, N 35-20 W 62.2 feet to an iron pin; thence continuing along Cannon Circle, N 25-00 E 90.4 feet to an iron pin, the point of beginning. (19) 75-574.11-1-138

This conveyance is made subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plat(s), or on the premises.

Being the same property conveyed to the grantors herein by deed of M. L. Lanford, Jr. recorded October 18, 1976 in Deed Book 1044, Page 704 in the RMC Office for Greenville County.

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 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 9th day of May, 1979

SIGNED, sealed and delivered in the presence of:

Barbara M. Spivey
Linda M. Bean

Ernest Prater (SEAL)

Mary H. Prater (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
MAY-3-79 118.00

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 9th day of May, 1979

Barbara M. Spivey (SEAL)
Notary Public for South Carolina

Linda M. Bean

My commission expires 4/3/84

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)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all singular the premises within mentioned and released.

GIVEN under my hand and seal this 9th day of May, 1979

Barbara M. Spivey (SEAL)
Notary Public for South Carolina

Mary H. Prater

My commission expires 4/3/84

RECORDED this MAY 9 1979 32730 day of

SOUTH CAROLINA COUNTY TAX
MAY-9-79 64.90

at 3:11 P.M.

0064

4328 RV-2