

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

RECORDED
JUL 5 11 05 AM '79
GREENVILLE COUNTY S.C.
RUSLEY

NTC

11:05 AM '79

KNOW ALL MEN BY THESE PRESENTS, that I, Franklin M. Burns (same as F.M. Burns)

in consideration of \$5.00 and the division of property

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 & MILDRED P. BURNS JAMES E. BURNS, their heirs and assigns forever, all my undivided right, title and interest in and to

ALL that certain piece, parcel or tract of land in the County of Greenville, State of South Carolina in O'Neal Township, containing 25.12 ACRES of the T. A. Burns Estate as shown on plat surveyed for James E. Burns by Lindsey & Associates and having the following metes and bounds according to said Survey which is recorded in the RMC Office for Greenville County in Plat Book 76, at page 27, and having the following courses and distances, to wit:

BEGINNING at iron pin in Langley Road at corner of Ballenger property and running thence the following courses and distances: S. 31-03 E. 316.5 feet to iron pin; S. 88-00 E. 419.9 feet; S. 70-59 E. 435.9 feet to iron pin; S. 35-01 E. 242.1 feet to iron pin; S. 51-56 W. 636.8 feet to iron pin; S. 52-56 W. 134.2 feet; running thence along property now or formerly of Whilden and a creek, the creek being the line as follows: N. 35-00 W. 433.4 feet; N. 35-00 W. 20 feet to the approximate center of the creek; thence with the creek as the line the following courses: N. 55 53 W. 176.5 feet; N. 64-59 W. 107.9 feet; N. 30-18 W. 103.1 feet; N. 42 24 W. 169.8 feet; N. 22-18 W. 480.5 feet to the center of Langley Road; thence along center of Langley Road N. 66-34 E. 243.7 feet; N. 73-15 E. 463.5 feet to the poing of beginning.

This being a portion of the property of the T. A. Burns estate which was inherited in part by the Grantor, said estate being recorded in the Probate Judge's Office for Greenville County in Apartment 363, File 22.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

(9)-356-648.5-1-12.1
OUT OF 648.5-1-12

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 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 26 day of June, 19 79

SIGNED, sealed and delivered in the presence of:

Gerardine Steich
Julius J. Plon

F.M. Burns
Same as Franklin M. Burns (SEAL)
(SEAL)
(SEAL)
(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 26 day of June 19 79

Julius J. Plon (SEAL)
Notary Public for South Carolina.

Gerardine Steich

My Commission expires Aug. 23, 1987

STATE OF SOUTH CAROLINA }
COUNTY OF }
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NO RENUNCIATION OF DOWER : Grantor Not Married

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

day of 19

Notary Public for South Carolina. (SEAL)

My Commission expires

RECORDED this JUL 5 1979 day of at 11:05 A.M. M., No.