

State of South Carolina TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That P. L. Bauknight, Jr. and Virginia T. Bauknight hereafter referred to as Grantor, in consideration of the sum of One Hundred Four Thousand Five Hundred Fifty Four and 49/100 (\$104,554.49) plus assumption of mortgage described below, DOLLARS, paid to Grantor by John W. Peden and Mary Jane S. Peden hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, 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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 53 of a subdivision known as Stone Lake Heights, Section 2, as shown on plat thereof prepared by Piedmont Engineering Service, July 15, 1953 and recorded in the R.M.C. Office for Greenville County in Plat Book W, at Page 87, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Lake Forest Drive, the joint front corner Lots 52 and 53 and running thence along the joint line of said lots, S. 86-10 W. 220.8 feet to a point on the margin of Stone Lake, which point is witnessed by an iron pin six feet back on line; thence along the margin of Stone Lake, following the meanders thereof, a traverse line of which is S. 2-49 W. 120.1 feet to a point on the margin of said lake, the joint rear corner of Lots 53 and 54; thence along the joint line of said lots, N. 83-52 E. 235.4 feet to an iron pin on the western edge of Lake Forest Drive; thence along the western edge of Lake Forest Drive, N. 4-37 W. 110 feet to the beginning corner.

Together with all rights and privileges in and to the bed and waters of Stone Lake as are accorded by law to a riparian owner, including, without being limited to, the right and privilege, as appurtenant to said lot, to go upon and use the waters of said lake for the purpose of engaging in normal aquatic sports such as boating, fishing and swimming, and the further right to construct and maintain a dock or landing which does not extend farther than fifteen feet from the water's edge and is so located not to interfere with the reasonable use of Stone Lake by any other riparian owner.

- 12 - 519 - 279.2 - 1 - 55

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premises, or that are known to the grantees.

Purchasers hereby assume and agree to pay that certain note and mortgage from Grantors to Fidelity Federal Savings & Loan Association, dated March 20, 1966, in the original principal amount of \$36,000, with a present principal balance due thereon of \$13,127.50, said mortgage

(continued on reverse side)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 28th day of January, 1980

Signed, Sealed and Delivered in the Presence of

Sara A. Baufield (Seal)
Notary Public for South Carolina

P. L. Bauknight, Jr. (Seal)
Virginia T. Bauknight (Seal)
Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

28th day of January, 1980
Sara A. Baufield (Seal)
Notary Public for South Carolina

My Commission expires 10-19-80

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Virginia T. Bauknight wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in ce to all and singular the premises above described.

GIVEN under my hand and seal this

28th day of January, 1980
Sara A. Baufield (Seal)
Notary Public for South Carolina

Virginia T. Bauknight

My Commission expires 10-19-80

Recorded this day of M. No.

31 10 0

4328 RV-2