

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
S.C.
1 20 PM '80
M. PERSLEY

1120-178

KNOW ALL MEN BY THESE PRESENTS, that I, Madeline Haynsworth Chandler

in consideration of One Hundred Sixty-Three Thousand Three Hundred Fifty-One and 63/100---- Dollars, and assumption of mortgages as set out below; the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Terry L. Buffkin and Mary Virginia H. Buffkin, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township, County of Greenville, State of South Carolina, being shown and designated on plat of property of Q. A. Morrison sold to Madeline Chandler on Tubbs Mountain, prepared by Terry T. Dill, C.E. and L.S., dated May 2, 1963, recorded in the RMC Office for Greenville County in Plat Book WW at Page 495, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern corner of said tract near the intersection of the Tubbs Mountain Road and other road and running thence along said Tubbs Mountain Road and property now or formerly of McCauley, N.01-55 E. 269 feet to a point; thence N.12-30 E. 203.3 feet to a point; thence N.33-00 E. 335.3 feet to a point in said road; thence turning and running N.53-45 W. 23 feet to a point on the edge of said road; thence N.48-05 W. 172 feet to a point; thence N.43-45 W. 372 feet to an iron pin; thence turning and running along the common boundary of the property herein conveyed and properties now or formerly of Jones and Goldsmith, N.74-45 E. 1815 feet to a point; thence turning and running along the common boundary of property herein conveyed and properties now or formerly of Rice, Morrison and Hunt, S.01-02 W. 508 feet to a point; thence S.06-06 E. 448 feet to a point; thence S.05-44 W. 342 feet to a point on top of ridge; thence turning and running N.82-00 W. 119 feet to a point; thence turning and running S.15-00 W. 233.4 feet to a point on edge of road; thence S.15-00 E. 214 feet to an iron pin; thence turning and running S.74-38 W. 911.8 feet to an iron pin; thence N.60-45 W. 668 feet to the point of beginning, containing 55.35 acres, more or less.

— 355 - 504.2 - 1 - 33.1

LESS HOWEVER, approximately two acres of said property consisting of two triangular parcels located on the south side of the unnamed road on the southern boundary of the property adjacent to the land now or formerly owned by Paul Hunt, and being more particularly described on Plat of Property of Paul Hunt prepared by W. R. Williams, Jr., Engineer/Surveyor, and dated January 10, 1977, to which reference is hereby craved.

THIS is conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

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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 5th day of February, 19 80.

SIGNED, sealed and delivered in the presence of:

Madeline Haynsworth Chandler (SEAL)
Madeline Haynsworth Chandler (SEAL)

Kathy H. Brissett (SEAL)
Kathy H. Brissett (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 5th day of February 19 80.

Kathy H. Brissett (SEAL)
Notary Public for South Carolina.

Kathy H. Brissett

My commission expires 3/27/89.

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-WOMAN GRANTOR.

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

Notary Public for
My commission expires
RECORDED this

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
FEB-5-80 179.85

4328 RV-2

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