

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS: 218 S. Main St.
Fountain Inn, S.C.
29644

KNOW ALL MEN BY THESE PRESENTS, that SARA A. PATTON AND MELVIN K. YOUNTS

in consideration of TWELVE THOUSAND AND NO/100-----(\$12,000.00)-----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

JERRY ALFRED ARMSTRONG, HIS HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Town of Fountain Inn, being shown and designated on plat of Jerry Alfred Armstrong as prepared by Carolina Surveying Company dated February 8, 1980 and recorded in the RMC Office for Greenville County in Plat Book 7-V, Page 97, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner of said property and property of Melvin K. Younts on South Main Street and running thence with said Street S. 38-00 E., 35.1 feet to an iron pin; thence leaving said Street and running thence S. 51-05 W., 37.2 feet to an iron pin; thence along the rear of property N. 44-00 W., 36.0 feet to an iron pin; thence N. 52-09 E., 40.95 feet to an iron pin on South Main Street, the point of beginning.

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.

This is a portion of the property conveyed to Sara A. Patton by the Estate of Billie C. Patton as on record in the Probate Court for Greenville County in Apartment 1095, File 3 and as conveyed to Melvin K. Younts by deed of Blake P. Carrett et al as recorded in the RMC Office for Greenville County in Deed Book 767, Page 88 recorded 2/5/65.

NOTE: This conveyance reserves for grantors and conveys to grantee(s) party wall rights on the eastern and western side of said building whereas each will be forever protected in removal of any part of portion of grantee(s)

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 14 day of February, 19 80

SIGNED, sealed and delivered in the presence of:

Sara A. Patton (SEAL)
SARA A. PATTON (SEAL)
Melvin K. Younts (SEAL)
MELVIN K. YOUNTS (SEAL)

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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 14 day of February 19 80
Shelton A. Cooper (SEAL)
Notary Public for South Carolina.

My commission expires 10-14-89

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 14 day of February 19 80
Shelton A. Cooper (SEAL)
Notary Public for South Carolina.

My commission expires 10-14-89

Dollie I. Younts
DOLLIE I. YOUNTS

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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