

BROWN, BYRD, BLAKELY & MASSEY, P.A. 700 EAST NORTH STREET, P.O. BOX 2464, GREENVILLE, SOUTH CAROLINA 29602

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.
42 PM '80

Grantees' address: *W. S. Rollinggreen Cir.
Greenville, SC 29604*

KNOW ALL MEN BY THESE PRESENTS that ^{DONOR} JANE STEWART WALLACE by Richard H. Wallace, Jr., Attorney-in-Fact

in consideration of Twelve Thousand Three Hundred Twenty and No/100 (\$12,320.00)---- 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 JERE M. WAGNER and MARCELLE F. WAGNER, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land, located, lying and being in the County of Greenville, State of South Carolina, containing 1.76 net acres, more or less, as shown on plat entitled "Survey for Jere M. Wagner and Marcelle F. Wagner", dated March 27, 1980, prepared by W. R. Williams, Jr., Engineer/Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-4 at Page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the Northern side of the right-of-way of Pelham Road at the joint front corner of the within tract and property now or formerly of Saxon and running thence, along said right-of-way S. 82-09 W., 309.9 feet to an old iron pin at the joint front corner of the within tract and property now or formerly of Creel; thence, running along the joint line of the within tract and property now or formerly of Creel, N. 07-55 W., 305.2 feet to an old iron pin in the line of property now or formerly of Freeman; thence, running along the joint line of the within tract and property now or formerly of Freeman, N. 66-04 E., 211.5 feet to an old iron pin at the joint rear corner of the within tract and property now or formerly of Saxon; thence, running along the joint line of said tracts S. 24-14 E., 379.3 feet to an old iron pin on the Northern side of the right-of-way of Pelham Road, the point and place of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of record and/or actually existing upon the ground affecting the above described property.

- 11-195-540.4-1-9

(See Reverse)

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 assigns against the grantor(s) and the grantor'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 28th day of MARCH 1980
SIGNED, sealed and delivered in the presence of
Jane Stewart Wallace (SEAL)
Richard H. Wallace, Jr. (SEAL)
Jane Stewart Wallace, by Richard H. Wallace, Jr., Attorney-in-Fact (SEAL)
Nancy H. Grogan (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }
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 28th day of MARCH 1980
James C. Blakely, Jr. (SEAL)
Nancy H. Grogan
Notary Public for South Carolina
My commission expires: 11-9-81

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY
COUNTY OF GREENVILLE }
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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this _____ day of _____ 19____ at _____ M. No. _____

Notary Public for South Carolina
My commission expires: _____
RECORDED this _____ day of _____ 19____ at _____ M. No. _____

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