

Grantee's(s') Address: 102 Needles Drive, Simpsonville, S. C. 29681

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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SLEY

1120-520

KNOW ALL MEN BY THESE PRESENTS, that WALTER A. McPHAIL, JR.,

in consideration of ---Forty Eight Thousand Nine Hundred Fifty and No/100 (\$48,950.00)----- Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

JESSIE A. STRONG AND SHELBY J. STRONG, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, being known and designated as Lot No. 47 of Subdivision known as PINE TREE, as shown by plat thereof, prepared by Piedmont Engineers and Architects, dated March 19, 1974, and recorded in Plat Book 5-D, at Page 63, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

8-29-574 12-1-1

BEGINNING at an iron pin at the intersection of Pine Bark Court and Needles Drive, and running thence with the westerly edge of Needles Drive S. 1-14 E. 130.64 feet to an iron pin at the joint front corner of Lots 47 and 48; thence with the joint line of said lots S. 83-59 W. 153.95 feet to an iron pin at the joint corner of Lots 46, 47 and 48; thence with the joint line of Lots 46 and 47 N. 22-14 E. 156.1 feet to an iron pin in 50-ft. circle of Pine Bark Court; thence with the said Circle, the chord of which is N. 78-12 E. 30.0 feet to an iron pin; thence continuing with the line of said Circle, the chord of which is N. 45-16 E. 30 feet to an iron pin; thence N. 89-32 E. 15 feet to an iron pin at the intersection of Pine Bark Court and Needles Drive; thence with said intersection S. 45-48 E. 35.65 feet to the beginning corner.

This being the same property conveyed to the Grantor herein by deed of Kay W. Etheridge and Violet M. Etheridge dated and recorded 2-16-79 in the RMC Office for Greenville County in Deed Book 1097, at Page 74.

This conveyance is made subject to the restrictive and protective covenants affecting the Subdivision known as PINE TREE, said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 1014, at Page 323. This conveyance is made subject to any restrictive covenants, building setback lines, rights of way and easements which may affect the above-described property.

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 27th day of May 19 80.
SIGNED, sealed and delivered in the presence of Walter A. McPhail, Jr. (SEAL)

Janet S. Wilson (SEAL)

STATE OF SOUTH CAROLINA }
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 27th day of May 1980.
Janet S. Wilson (SEAL)
Notary Public for South Carolina
My commission expires 11-22-81

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 27th day of May 19 80.
Janet S. Wilson (SEAL)
Notary Public for South Carolina
My commission expires 11-22-81

RECORDED MAY 28 1980 Day of May 1980
at 10:59 A.M.

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