

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

1128 729

KNOW ALL MEN BY THESE PRESENTS, that MURIEL M. WALLACE

in consideration of One hundred sixty thousand (\$160,000.00) 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 RONALD R. BROOKMAN and JUDITH B. BROOKMAN, their heirs and assigns:

ALL that certain piece, parcel, or lot of land, situate, lying and being in Greenville County, South Carolina, being shown and designated as Lot 7 on a Plat of CHANTICLEER, Section II, recorded in the RMC Office for Greenville County in Plat Book JJJ, at Page 71, and having, according to a more recent survey by Freeland & Associates, dated June 23, 1980, the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of E. Seven Oaks Drive, joint front corner of Lots 7 and 8, and running thence with the common line of said Lots, N 37-22 E, 157.3 feet to an iron pin; thence with the rear line of Lot 7, S 47-19 E, 120.0 feet to an iron pin, joint rear corner of Lots 6 and 7; thence with the common line of said Lots, S 35-11 W, 144.3 feet to an iron pin on the northeastern side of E. Seven Oaks Drive; thence with said Drive, N 54-49 W, 32.4 feet to an iron pin; thence continuing with said Drive, N 53-06 W, 92.6 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

(14)-156-WG 1.3-1-85

This is the same property conveyed to W. A. Wallace, Jr., by deed of Chanticleer Estate Company, recorded November 15, 1966, in Deed Book 809, at Page 271. W. A. Wallace, Jr. conveyed his interest to Muriel M. Wallace by deed recorded December 23, 1970, in Deed Book 905, at Page 157.

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 3rd day of July, 1980

SIGNED, sealed and delivered in the presence of:

*Muriel M. Wallace* (SEAL)  
Muriel M. Wallace

*W. Carl Duff*  
*Ruel B. ...*

GREENVILLE COUNTY  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
★ JUL-7 1980 176.00

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 3rd day of July 1980  
*W. Carl Duff* (SEAL) *Ruel B. ...*

Notary Public for South Carolina.  
My commission expires 9/29/81

STATE OF SOUTH CAROLINA }  
COUNTY OF } RENUNCIATION OF DOWER UNNECESSARY  
GRANTOR A WOMAN

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 \_\_\_\_\_ 19 \_\_\_\_\_

\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina.  
My commission expires \_\_\_\_\_

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 1980 at 11:59 A. M., No. 403

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