

GRANTEES ADDRESS: 114 Royal Oak Court  
Simpsonville, SC 29681

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JOHN E. O'BRIEN and SANDRA M. O'BRIEN

in consideration of FORTY THOUSAND AND FIVE HUNDRED & NO/00 (\$40,500.)-----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 ERNEST P. and BRENDA L. BOYER, their heirs and assigns forever;

ALL that certain piece, parcel, or lot of land, situate, lying and being in the Town of Simpsonville, Austin Township, being shown and designated as Lot No. 709, Section VI, Sheet 2 of 2, of Westwood Subdivision, as shown on plat thereof recorded in Plat Book 5-P, Page 35 in the RMC Office for Greenville County; and plat prepared by Carolina Surveying Company, dated August 26, 1980 and recorded in the Greenville County RMC Office in Plat Book 8-E, Page 8, and having the following metes and bounds to-wit:

BEGINNING at an iron pin located on Royal Oak Court between Lots 709 and 710, and proceeding thence N71-12W, 183.5 feet to an iron pin adjoining lots nos. 711 and 723; thence proceeding N60-26E, 68.55 feet to an iron pin on a line between lots nos. 723 and 709; thence proceeding N44-52E, 68.35 feet on a line adjoining lots nos. 724 and 709, to an iron pin; thence proceeding on a line between lots nos. 708 and 709, S55-00E, 118.67 feet to an iron pin adjacent to Royal Oak Court; thence proceeding on a line along side of lot no. 709 and Royal Oak Court, S30-04W, 20 feet and continuing on same line S20-47W, 60.1 feet to POINT OF BEGINNING.

This conveyance is made subject to the restrictive covenants affecting Section VI of Westwood Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, in Deed Volume 1039, Page 42.

(18) - 899-574.14-1-58

This conveyance is also made subject to any restrictive covenants, building set-back lines and rights-of-way and easements which may affect the above described property.

This being the same property conveyed to Grantors herein by Deed of Artistic Builders, Inc., dated January 25, 1977, and recorded in the RMC Office for Greenville County in Deed Book 1050, Page 95.

Grantees agree to pay taxes for 1980 and subsequent years. 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 29th day of August 19 80

SIGNED, sealed and delivered in the presence of:

*John E. O'Brien* (SEAL)  
John E. O'Brien (SEAL)  
*Sandra M. O'Brien* (SEAL)  
Sandra M. O'Brien (SEAL)  
*James C. Moseley Jr.*  
*Shirley Manske*

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
SEP 2 1980  
TAX \$ 81.00

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 29th day of August 19 80

*James C. Moseley Jr.* (SEAL)  
Notary Public for South Carolina.  
My commission expires

*Shirley Manske*

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 29th day of August 19 80

*James C. Moseley Jr.* (SEAL)  
Notary Public for South Carolina.  
My commission expires

*Sandra M. O'Brien*  
Sandra M. O'Brien

RECORDED SEP 2 1980 at 12:47 P.M.

574.6, 7, 8, 9, 10, 13, 14 6749

GREENVILLE OFFICE SUPPLY CO. INC.

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
SEP 2 1980  
\$ 44.55

4328 RV-2