

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

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantees' address: 104 McSwain Drive
Greenville, SC

FILED
SEP 12 2 34 PM '80
R.M.C.

KNOW ALL MEN BY THESE PRESENTS THAT R. M. C. FREDERICK E. GARRICK and CAROL C. GARRICK-----

in consideration of Sixty Thousand Two Hundred Eighty-Seven and No/100 (\$60,287.00) 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

WINSTON S. FLORENCE and KATHY W. FLORENCE, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the Southwestern corner of the intersection of Shadydale Court with McSwain Drive, in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 51 on plat of McSwain Gardens Subdivision made by C. O. Riddle, Surveyor, dated July, 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at Page 75 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point on the Southern side of Shadydale Court at the joint corner of Lots Nos. 51 and 52 and running thence with the joint line of said lots S. 3-02 E., 218.3 feet to a point; thence N. 80-30 E., 198.9 feet to a point on the Western side of McSwain Drive; running thence N. 30-03 W., 91.5 feet to a point; thence N. 24-48 W., 70 feet to a point; thence N. 53-27 W., 56.8 feet to a point on Shadydale Court; running thence N. 84-34 W., 87 feet to the point and place of beginning.

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

This is the same property conveyed to the Grantors herein by deed of James C. Blakely, Jr. and Anne S. Blakely recorded in the Greenville County RMC Office in Deed Book 1080 at Page 115 on May 31, 1978.

(12) 271-277.2-4-6

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 12th day of September 19 80

SIGNED, sealed and delivered in the presence of

James C. Blakely, Jr.
Anne S. Blakely

Frederick E. Garrick (SEAL)
Carol C. Garrick (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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 12th day of September 19 80

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
12.00

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DG

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 12th day of September 19 80

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81

Carol C. Garrick

RECORDED this SEP 12 1980 at 2:34 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
66.55

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