

TITLE TO REAL ESTATE--Prepared by Wilkins & Wilkins, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

3137-557

KNOW ALL MEN BY THESE PRESENTS, that KERRY L. AVANT AND ELIZABETH S. AVANT

in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$175,000.00)----- 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 LEWIS C. BURWELL, JR. & EDITH B. BURWELL, for and during their joint lives, and upon the death of either of them, then to the survivor of them, his or her heirs and assigns:

All that certain piece, parcel or lot of land, located, lying and being in the City and County of Greenville, State of South Carolina, being shown and designated as Lot 45, on plat entitled "COLLINS CREEK, SECTION TWO", dated July 30, 1979, prepared by C. O. Riddle, Surveyor, recorded in the Greenville County RMC Office in Plat Book 7-C, at page 57, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northern side of the right-of-way of Collins Creek, and running thence, along said right-of-way, N. 65-45 W. 63.97 feet to a point; thence N. 63-48 W. 85.98 feet to a point at the joint front corner of the within lot and Lot 46; thence running along the joint line of said lots, N. 20-47 E. 269.97 feet to a point at the joint rear corner of the within lot and Lot 46; thence N. 55-59 E. 70.42 feet to a point; thence S. 53-33 E. 113.04 feet to a point; thence S. 20-46 W. 308.98 feet to a point on the northern side of the right-of-way of Collins Creek, the point and place of beginning.

(15) - 599 - 271.1 - 1 - 45

This property is the same property conveyed to the grantors by Babbs Hollow Development Company, a South Carolina General Partnership by deed dated October 18, 1979, and recorded October 19, 1979, in deed volume 1113, at page 913, in the RMC Office for Greenville County, South Carolina, and is conveyed subject to any restrictions, reservations, zoning ordinances, easements and/or rights-of-way that may appear of record, on the recorded plat or on the premises.

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 said premises before mentioned unto the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion. And, the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

~~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 said premises before mentioned unto the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them, his or her heirs and assigns forever in fee simple, together with every contingent remainder and right of reversion. And, the grantors do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' 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 24th day of November, 19 80.

SIGNED, sealed and delivered in the presence of:

David H. Wilkins
Denobea C. Wall

Kerry L. Avant (SEAL)
KERRY L. AVANT
Elizabeth S. Avant (SEAL)
ELIZABETH S. AVANT

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OFFICE OF THE CLERK OF THE COUNTY OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY TAX STAMP
\$ 350.00

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 24th day of November 19 80.

David H. Wilkins (SEAL)
Notary Public for South Carolina
My commission expires: 11/1/82
Denobea C. Wall

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 grantor(s) and the grantor'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 24th

day of November 19 80
David H. Wilkins (SEA)
Notary Public for South Carolina
My commission expires: 11/1/82

Elizabeth S. Avant
ELIZABETH S. AVANT

RECORDED this NOV 24 1980 day of _____
at 4:34 P.M. 15937

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
\$ 192.50
PB. N512403

0.857

4328 RV-2