

305 Verner Drive, Greenville, S. C. 29609

TITLE TO REAL ESTATE - Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, Joshua Woodruff,

in consideration of Four Thousand and No/100 (\$4,000.00)-----

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 John Woodruff and Mildred Woodruff, their heirs and assigns forever,

ALL those pieces, parcels or tracts of land situate, lying and being on the Eastern side of a dirt road, sometimes called Ridge Road and/or Rainey Road, off Punkintown Road, in the County of Greenville, State of South Carolina, and shown and designated as two (2) tracts of 1.14 Acres each on a plat of property of Thelma S. Ivey and Janice S. Adams prepared by Terry T. Dill, which plat is dated July 16, 1980, and, according to said plat, has the following metes and bounds, to-wit: - 7- 355- 520.1- 1- 11.4

BEGINNING at an iron pin at the Northwestern corner of this tract and property now or formerly of Christine Humphrey Rainey and John R. Rainey, and running thence along the Northwestern side of the Road above referred to S. 31-17 W. 400 feet to an iron pin; running thence S. 60-28 E. 250 feet to an iron pin in the line of property of Thelma S. Ivey and Janice S. Adams; running thence N. 31-17 E. 400 feet to an iron pin in the line of a right-of-way for Greenville Water Works and property now or formerly of Woodford Willis Barbery and Alma G. Barbery, and running thence with the joint line of that tract N. 60-28 W. 250 feet to an iron pin, point of beginning.

The above described property is subject to easements and restrictions of record and specifically to that portion of the right-of-way for Greenville Water Works along the Northern boundary of said tract a 20 foot right-of-way for the Road above referred to, sometimes called Ridge Road and/or Rainey Road, and a Duke Power right-of-way crossing one of the tracts herein described and the Grantor herein expressly reserved unto himself a 20 foot easement across the property as above described to be used for ingress and egress to the property retained by the said Grantor and it is the intention that this easement and/or right-of-way shall be an appurtenance to the retained tract and run with the land retained by the Grantor herein.

This is a portion of the property conveyed to the Grantor herein by Thelma S. Ivey and Janice S. Adams by Deed recorded simultaneously herewith.

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 18th day of December 1980

SIGNED, sealed and delivered in the presence of:

William B. James

Joshua M. Woodruff (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP
\$ 98.00

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18th day of December 1980

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: 3-28-89

April P. James

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER NOT NECESSARY - GRANTOR UNMARRIED

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, 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 _____ day of _____ 19 _____

Notary Public for South Carolina.
My commission expires: _____

RECORDED this DEC 18 1980 day of _____ at 3:18 P.M.

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ DEC 18 1980
PB. 1981
04.40

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