

STATE OF SOUTH CAROLINA } Grantee's address: 5 Pittler Drive
COUNTY OF GREENVILLE } Greenville, SC 29610-201
SLEY

KNOW ALL MEN BY THESE PRESENTS, that PETER WING-ON KWAN-----

in consideration of One and No/100 (\$1.00), and the assumption of the mortgage indebtedness set forth below Dollars
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release
JEFFREY CHI-MEIN LI and LILYAN IAI-LING KWAN LI, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, on Pittler Drive, and being shown and designated as Lot No. 37 on a plat entitled Henderson Forest made by Campbell & Clarkson Surveyors, Inc., dated June 9, 1971 and recorded in the Greenville County REC Office in Plat Book 4R at Page 31, (this being the subdivision formerly known as Terrydale Subdivision as shown on a plat recorded in Plat Book 4N at Page 17, REC Office for Greenville County, South Carolina) and having, according to said plat dated June 9, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Pittler Drive, joint front corners of Lots 35 and 37; running thence with common line of Lot No. 36, S. 9-34 E., 150 feet to an iron pin, joint rear corner of Lots 36 and 37; thence S. 80-26 W., 80 feet to an iron pin, joint rear corners of Lots 37 and 38; thence N. 9-34 W., 150 feet to an iron pin, joint front corners of Lots 37 and 38; thence N. 80-26 E., 30 feet along Pittler Drive to the point of beginning.

This is the same property conveyed to Kenny Kwan and Suk Yin Sin Kwan by deed of Vivian Wong recorded in the Greenville County REC Office in Deed Book 1022 at Page 750 on August 15, 1975. Subsequently, Kenny Kwan died intestate, a resident of Greenville County, South Carolina, on or about June 16, 1977, leaving as his sole heirs-at-law the above mentioned Grantor along with Suk Yin Sin Kwan, Ruby K. Chan, Peggy K. Alstead, Lilyan K. Li and Vivian A. Wong, as will appear more fully by reference to the records contained in the Probate Court for Greenville County, South Carolina, in Apartment 1476, File 19. It is the intention of the Grantor herein to convey all interests in the above described property which he received by virtue of Kenny Kwan's death.

(15)-579-263.1-1-37

This conveyance is made subject to all 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. SEE REVERSE

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) hereby bind the grantee(s) and the grantee(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 and seal this 19th day of 1978
SIGNED, sealed and delivered in the presence of
Peter Wing-On Kwan (SEAL)
George A. Rivas (SEAL)
Albert Sanchez (SEAL)

CALIFORNIA PROBATE
STATE OF CALIFORNIA
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.
Subscribed before me this 19th day of 1978
Notary Public for the State of California
My commission expires: _____ (SEAL)

CALIFORNIA RENUNCIATION OF INTEREST - GRANTOR NOT MARRIED
STATE OF CALIFORNIA
COUNTY OF GREENVILLE
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife/women of the above named grantor or grantors, 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, duress or fear of any person or persons, renounce, release and forever relinquish unto the grantor or grantors and the grantor(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower in, and to all and singular the premises within mentioned and released.
GIVEN under my hand and seal this 19th day of 1978
Notary Public for the State of California (SEAL)
My commission expires: _____
RECORDED IN _____

RECORDED

4325 RV-2