

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GRANTED FILED
FEB 5 4 33 PM '81
JONAS STANBERRY

BOOK 1142 PAGE 288

KNOW ALL MEN BY THESE PRESENTS, that We, ALBERT E. WINGATE and MERLE C. WINGATE

in consideration of ONE HUNDRED AND TEN THOUSAND and No/100----(\$110,000.00)---- 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 EDWARD I. LAYTON and LOIS J. LAYTON, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the east side of Broadmoor Drive, Greenville County, South Carolina, being shown and designated as Lot 46 on a plat of Section 2 of LAKE FOREST HEIGHTS, recorded in the RMC Office for Greenville County in Plat Book KK at Page 105, and having, according to a more recent plat made by Freeland & Associates, dated February 2, 1981, and recorded in Greenville County Plat Book 84 at Page 51, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Broadmoor Drive, at the joint front corner of Lots 45 and 46, and running thence with the line of Lot 45, N. 83-15 E. 155.1 feet to pin in line of Lot 50; thence with the lines of Lots 49 and 50, N. 4-55 W. 149.8 feet to pin, rear corner of Lot 47; thence with the line of Lot 47, S. 74-42 W. 164.4 feet to an iron pin on Broadmoor Drive; thence with the eastern side of Broadmoor Drive, S. 11-30 E. 60.5 feet to an iron pin; thence continuing with Broadmoor Drive, S. 4-43 E. 65 feet to an iron pin, the point of beginning.

This is the same property conveyed to the Grantors herein by deed of Wilhelmina A. Clary, dated July 28, 1978, and recorded in Greenville County Deed Book 1084 at Page 191.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

Grantees' address: 8 Broadmoor Drive, Greenville, S. C.

12(271) 276-3-188

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 5th day of February, 1981

SIGNED, sealed and delivered in the presence of

Kathryn D. Cunningham
[Signature]

Albert E. Wingate
ALBERT E. WINGATE (SEAL)

Merle C. Wingate
MERLE C. WINGATE (SEAL)

NOTARY PUBLIC
FEB 5 81 1196

STATE OF SOUTH CAROLINA }
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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 5th day of February 19 81

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

[Signature]

My commission expires _____

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENU

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 5th day of February 19.81

Kathryn D. Cunningham (SEAL)
Notary Public for South Carolina

Merle C. Wingate

My commission expires _____

RECORDED FEB 5 1981 day of _____ 19
at 4:33 P.M.

GREENVILLE COUNTY
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