

GRANTEE ADDRESS: 504 Hill Pine Road, Simpsonville, SC

Prepared by WYCHE, BULLOCK, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, SC 1111-23

State of South Carolina 11:27 PM '81 TITLE TO REAL ESTATE

GREENVILLE COUNTY, GREENVILLE, S.C. Know All Men by These Presents:

That Southern Builders, a Partnership, hereafter referred to as Grantor, in consideration of the sum of Ninety-four Thousand, Five Hundred and No/100 (\$94,500.00) DOLLARS, paid to Grantor by James A. Ferguson, Jr. and Louise M. Ferguson, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns

All that piece, parcel or lot of land lying and being near the Town of Simpsonville, Greenville County, State of South Carolina and being known and designated as Lot 341, Poinsettia Subdivision, Section 5, and having according to a plat prepared by Piedmont Engineers dated July 22, 1974 and recorded in the RMC Office in Plat Book 5P at page 34, the following metes and bounds to wit:

Beginning at an iron pin at the joint front corner of Lots 340 and 341 and running thence along the common lot line S 88-56 W, 155.03 feet to an iron pin at the joint rear corner of lots 341 and 352; thence S 10-58 E, 42.66 feet to an iron pin; thence S 41-00 W, 30 feet to an iron pin; thence S 57-36 E, 165.28 feet to an iron pin in the western side of Hillpine Drive; thence northerly along Hillpine Drive N 36-22 E, 16.31 feet to an iron pin; N 19-27 E, 76.73 feet to an iron pin; thence N 1-46 E, 36.5 feet to an iron pin; thence N 15-26 W, 35.31 feet to the point of beginning.

13 (899) 318-2-1-117

This is the same property conveyed to the grantor by deed of Poinsett Realty Company dated March 3, 1981 and recorded in the Office of the RMC for Greenville County, S. C. March 10, 1981 in Book 1141, page 22.

This conveyance is made subject to the restrictive and protective covenants affecting Section V of Subdivision known as Poinsettia, recorded in the RMC Office of Greenville County in Deed Volume 1044 at page 769.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 10th day of March

Signed, Sealed and Delivered in the Presence of

[Handwritten signatures of witnesses]

SOUTHERN BUILDERS, A PARTNERSHIP
James W. Campbell (Partner) (Seal)
Lottie W. McCowan (Partner) (Seal)
Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

day of April 1981
[Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 4, 1987

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

1/A

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name] wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

day of [Month], 19[Year]
[Signature] (Seal)
Notary Public for South Carolina

My Commission expires January 4, 1987

Recorded this MAR 10 1981 day of [Month], 19[Year] at [Time] PM, No. [Number]

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