

GRANTEES' ADDRESS: 111 W. James St., Greer, S. C. 29651  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1145-524

KNOW ALL MEN BY THESE PRESENTS, that I, Frank P. Hammond,

S. C.  
APR 1 1981  
W. S. SLESLEY

in consideration of Twenty-Seven Thousand Three Hundred Fifty and No/100 (\$27,350.00)----- 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 Charles F. Niel and Marie D. Niel, Their Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of James Street, being known and designated as Lot No. 48 as shown on a plat of E. A. Wood Estate recorded in the RMC Office for Greenville County in Plat Book FF at Page 196, and also as shown on a plat prepared by Carolina Surveying Co. dated February 10, 1981, entitled "Property of Charles F. Niel and Marie D. Niel," recorded in the Office of the RMC for Greenville County in Plat Book R-11 at Page 58, and having, according to said latter plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of James Street at the joint front corner of Lots 48 and 49, and running thence with the joint line of said lots, S. 0-34 W. 151.5 feet to an iron pin; thence S. 77-16 W. 74.8 feet to an iron pin at the joint rear corner of Lots 47 and 48; thence with the joint line of said lots, N. 0-48 E. 167.3 feet to an iron pin on the Southern side of James Street; thence with the Southern side of James Street, N. 89-26 E. 72.2 feet to the point of beginning.

11(285) G 3-10-34

This is the same property conveyed to the Grantor herein by deed of Charlie Clark dated February 12, 1981, and recorded in the Office of the RMC for Greenville County on February 18, 1981, in Deed Book 1142 at Page 906.

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

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 1st day of April 19 81

SIGNED, sealed and delivered in the presence of:

*Frank P. Hammond* (SEAL)  
Frank P. Hammond (SEAL)

*Marie D. Niel* (SEAL)  
*Charles F. Niel* (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

SWORN to before me this 1st day of April 19 81.

*W. S. Slesley* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/20/90

*Marie D. Niel* (SEAL)

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, attorney, lawyer, relative, release and forever relinquish unto the grantor(s) and the grantor's(s)' heirs, successors and assigns, all her interest in the 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 1st day of April 19 81.

*W. S. Slesley* (SEAL)  
Notary Public for South Carolina  
My commission expires: 4/20/90

*Marie D. Niel* (SEAL)

RECORDED APR 2 1981

GREENVILLE COUNTY  
9:23 A. M. No. 27612

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