

LAW OFFICES OF HOWARD & McDONALD, ATTORNEYS AT LAW, 107 BROADUS AVE., GREENVILLE, S. C. 29601

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that Bane H. Tyler and Mary O. Tyler,

in consideration of One Hundred Twenty Thousand and 00/100 (\$120,000.00)----- 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 James A. Benjamin and Maria A. Benjamin, 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 northwesterly side of Stone Ridge Court, near the City of Greenville, being known and designated as Lot 207 according to plat entitled "Map No. 2, Section I, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 4R-85, and according to said plat has the following metes and bounds, to-wit:

11(195)534.3-1-120

BEGINNING at an iron pin on the northwestern side of Stone Ridge Court at the joint front corner of Lots 206 and 207, and running thence with the line of Lot 206, N. 36-54-34 W. 125.97 feet to an iron pin in the rear line of Lot 204; thence with the rear lines of Lots 204 and 203, S. 53-26-00 W. 185 feet to an iron pin; thence S. 37-30-00 E. 79.10 feet to an iron pin; thence with the line of Lot 208, N. 81-02-00 E. 158.35 feet to an iron pin on the northwestern side of Stone Ridge Court; thence with the curve of Stone Ridge Court, the chord of which is N. 22-03-43 E. 51.55 feet to an iron pin, the point of beginning.

This being the same property conveyed to the Grantors herein by Deed of Cothran & Darby Builders, Inc., which Deed was recorded on September 3, 1976, in the RMC Office for Greenville County, S. C. in Deed Book 1042-412.

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

Grantees' address: 202 Stone Ridge Court, Greer, S. C. 29651

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 22nd day of May, 1981.

SIGNED, sealed and delivered in the presence of \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_

STATE OF SOUTH CAROLINA }  
COUNTY OF SPARTANBURG }

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 22nd day of May, 1981.

Notary Public for South Carolina \_\_\_\_\_ (SEAL)

My commission expires 1/11/82

STATE OF SOUTH CAROLINA }  
COUNTY OF SPARTANBURG }  
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 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 22nd day of May, 1981.

Notary Public for South Carolina \_\_\_\_\_ (SEAL)

My commission expires 1/11/82

RECORDED MAY 25 1981 at 11:53 A.M.

SPARTANBURG COUNTY RECORDS 132.00

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