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GRANTEE'S MAILING ADDRESS: Rt. 2, Styles Road, Taylors, S. C. 29687

BOOK 1152 PAGE 605

TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina

COUNTY OF GREENVILLE

GREENVILLE CO. S. C. JUL 30 9 30 AM '81

Know All Men by These Presents:

That I, James David Edwards, Sr. also known as James David Edwards Barbare, in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar, love and affection, DOLLARS

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) JAMES DAVID EDWARDS, JR., HIS HEIRS AND ASSIGNS, FOREVER:

All that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, being shown and designated as 1.09 acres, on plat entitled "Survey for James David Edwards, Jr.", prepared by Carolina Surveying Co., 28 July 1981, recorded in the RMC Office for Greenville County, S. C., in Plat Book "8-5", at Page 42, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at a nail and cap in the center line of McElhaney Road, joint front corner of property herein conveyed and other property of grantor, and running thence with the joint line of said property S. 71-34 E., (crossing an iron pin back on bank at 33 feet) a total of 219.71 feet to an iron pin; thence S. 10-58 W. 196.36 feet to a point on the northerly side of a dirt road; thence with the northerly side of said dirt road, N. 83-30 W. 215.62 feet to a point in the center line of McElhaney Road; thence with the center line of McElhaney Road, N. 10-17 E. 241.73 feet to a nail and cap, the point of BEGINNING. The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is a portion of that property heretofore conveyed to Mrs. J. P. Barbare by deed of J. P. Barbare, recorded 23 June 1956, RMC Office for Greenville County, S. C., in Deed Book 555, at Page 412; Mrs. J. P. Barbare (also known as Bertha E. Barbare) heretofore died testate devising the within property to James David Edwards Barbare, the grantor herein. (SEE Probate Court records for Greenville County, S. C., Apartment 1419, File 18).

10 (316) 632.1-1-28.1 OUT OF 632.1-1-28

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(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 28<sup>th</sup> day of July, 19 81

Signed, Sealed and Delivered in the Presence of

Ray C. Avery, Donald D. Cuyts

James D. Edwards, Sr. (Seal), James David Edwards Barbare (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 28<sup>th</sup> day of July, A. D., 19 81

Notary Public for South Carolina My Commission Expires: 3-26-1991

Ray C. Avery

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 28<sup>th</sup> day of July, A. D., 19 81

Notary Public for South Carolina My Commission Expires: 3-26-1991

Donna Brown Edwards

Recorded this 30 day of July, 19 81 at 9:30 AM

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