

GRANTEE ADDRESS: Route 1, Holly Lane, Greenville, South Carolina 29611

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE S.C. }

1154-157

KNOW ALL MEN BY THESE PRESENTS, that KEVIN GEORGE WHITAKER

JOHN TANKERSLEY
R.M.C.

in consideration of Ten and no/100 (\$10.00)----- 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 WILBUR BENARD SIMMONS, JR., his heirs and assigns forever:

ALL MY RIGHT, TITLE, AND INTEREST:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Greenville, at the northwestern corner of Don Drive and Friartuck Road, being known and designated as Lot 45 on a plat of SHERWOOD FOREST, recorded in the RMC Office for Greenville County, South Carolina in Plat Book GG at Pages 70 and 71 and shown on a more recent plat prepared by Carolina Surveying Company, dated July 1, 1974 entitled "Property of J. C. Williams, Jr.", and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Friartuck Road at the joint front corner of Lots 46 and 45 and running thence along the said Road, S 28-20 E 40.2 feet to an iron pin; thence continuing along said Road, S 32-19 E 85 feet to an iron pin at the intersection of Friartuck Road and Don Drive; thence with the said intersection, S 12-41 W 35.3 feet to an iron pin on Don Drive; thence along said Don Drive S 57-41 W 75 feet to an iron pin at the joint front corner of Lots 45 and 44; thence with the said joint line, N 32-19 W 150 feet to an iron pin; thence with the joint line of Lots 46 and 45, N 57-41 E 102.7 feet to an iron pin on Friartuck Road, being the point of beginning.

15 (500) 266-1-110

This being the same property conveyed unto the Grantor and Wilbur Benard Simmons, Jr. herein by deed of Ron Cantrell dated April 10, 1981, recorded in the RMC Office for Greenville County, South Carolina, on April 10, 1981, in Deed Book 1146, at Page 32.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 25th day of August, 1981.

SIGNED, sealed and delivered in the presence of:

Kevin George Whitaker (SEAL)
KEVIN GEORGE WHITAKER (SEAL)

Eugene Perry Edwards (SEAL)
EUGENE PERRY EDWARDS (SEAL)
Jenni C. Tyndall (SEAL)
JENNI C. TYNDALL (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 written deed and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 25th day of August, 1981.

Eugene Perry Edwards (SEAL) Jenni C. Tyndall
Notary Public for South Carolina EUGENE PERRY EDWARDS JENNI C. TYNDALL

My commission expires 8-16-84.

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER NOT NECESSARY
GRANTOR NOT MARRIED

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)' 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 _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)

My commission expires _____

RECORDED AUG 27 1981 of _____ 19 _____, at 11:58 A. M., No. 5256

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