

212. Deedwood Rd
1000
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1156 PAGE 155

KNOW ALL MEN BY THESE PRESENTS, that James McDuffie Bruce, III, As Executor of the Estate of James McDuffie Bruce, II., and Robert A. Clay, As Trustee, according to Trust Agreement filed in the R.M.C. Office for Greenville County, S. C. in Deed Volume 1051 At Page 256 in consideration of ----- IN SETTLEMENT OF ESTATE ----- 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 MCDUFFIE BRUCE, III., AND JOLLEY BRUCE CHRISTMAN, their heirs and assigns forever:

ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, known and designated as Tract No. 5 on Augusta Road, of property of Mrs. Florrie E. Chiles according to a plat of Thomas M. Welborn, with metes and bounds to-wit:

BEGINNING at an iron pin on the south side of Augusta Road at the joint front corners of tract nos. 4 and 5 and running thence at the common line of said tract S. 37-57 E. 192.5 feet to an iron pin; thence continuing with said common line of said 2 tracts S. 56-16 E. 231.5 feet to an iron pin at the corner of tract No. 6; thence S. 73-11 W. 248 feet to an iron pin in the J. R. Hicks line; thence N. 46-43 W. 330.4 feet to an iron pin of Augusta Road; thence from Augusta Road N. 52-02 E. 225 feet to the point of beginning, containing 1.7 acres, Deed recorded February 6, 1954, in Deed Book 493 at page 414.

15 (155) 394-1-29

Except that which I have previously conveyed to James River Realty Corporation, by deed recorded in Deed Book 619 at page 15, on March 11, 1959, as follows:

All that piece, parcel or lot of land, buildings and improvements on the southerly side of Augusta Road (U.S. Highway 25), Gantt Township, Greenville County, S. C., being in portion with the property of Bruce Oil Company according to a plat of property of James M. Bruce shown on survey #283 dated November 1954 by Dalton & Neves, Engineers, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Augusta Road, U.S. Highway 25, located at the joint front corners of tract nos. 4 and 5 as shown on plat recorded in Plat Book 1 at page 402, running thence S. 45-W along the south side of Augusta Road, a distance of 125 feet; thence S. 44-52 E. 125 feet to a point; thence N. 45-0 E. 125 feet to a point on the common line of the aforesaid tract nos. 4 and 5; thence N. 44-52 W. 125 feet to the point of beginning.

(over)

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 20th day of July, 19 81

SIGNED, sealed and delivered to the presence of:
 [Signatures of James McDuffie Bruce, III and Robert A. Clay] (SEAL)
 James McDuffie Bruce, III, As the Executor of the Estate of James McDuffie Bruce, II., and Robert A. Clay, As Trustees, According to Trust Agreement filed in the R.M.C. Office for Greenville Co., S.C. in Deed Book 1051 Pg. 256. (SEAL)
 PROBATE

STATE OF SOUTH CAROLINA }
 COUNTY OF Greenville }
 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 20th day of July 19 81
 [Signature of Notary Public] (SEAL)
 Notary Public for South Carolina.
 My commission expires 8/23/89

STATE OF SOUTH CAROLINA }
 COUNTY OF }
 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 _____ day of _____ 19 _____
 _____ (SEAL)
 Notary Public for South Carolina.
 My commission expires _____

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

RECORDED

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