

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE
Know All Men by These Presents:

That C. M. McDANIEL and MARGARET M. McDANIEL, hereafter referred to as Grantor, in consideration of the sum of ONE HUNDRED FORTY THOUSAND AND NO/100 (\$140,000.00) DOLLARS, paid to Grantor by James M. Stephens and Carol G. Stephens, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns, forever:

ALL that lot of land in Greenville County, South Carolina, known and designated as Lot Number Seventy-three (73) of Section One (1) of Chanticleer, Inc., as shown by a plat thereof made by R. K. Campbell, dated September 29, 1962, and recorded in the R.M.C. Office for Greenville County in Plat Book YY, at page 97, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southwestern side of West Seven Oaks Drive at the joint front corner of Lots 72 and 73, and running thence with the southwestern side of West Seven Oaks Drive, S. 68-08 E. 17.3 feet; thence S. 73-28 E. 56.1 feet to a pin; thence still with the southwestern side of West Seven Oaks Drive, S. 74-43 E. 46.6 feet to a pin at the joint front corner of Lots 73 and 74; thence with the line of Lot 74, S. 71-48 W. 223.6 feet to a pin at the rear corner of Lots 73 and 74; thence along the rear line of Lot 73, N. 87-28 W. 18.7 feet; thence N. 66-23 W. 99.1 feet; thence N. 52-12 W. 45 feet to the rear corner of Lots 72 and 73; thence along the line of Lot 72 N. 22-08 E. 202.1 feet to the point of beginning; and being the identical property conveyed to C. M. McDaniel and Margaret M. McDaniel by Juanita S. Groff by deed dated July 5, 1981, and recorded in the R.M.C. Office for Greenville County in Book 1153, at page 83.

This property is subject to easements and restrictions shown on said plat and to Restrictive Covenants recorded in the R.M.C. Office for Greenville County in Volume 713, at page 221, and Volume 716, at page 321.

DOCUMENTARY STAMP 200.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX 154.00

Grantee's Address:

124 Seven Oaks Drive
Greenville, S. C. 29605

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 9th day of November, 1981.

C. M. McDaniel (Seal)
C. M. McDaniel (Seal)
Margaret M. McDaniel (Seal)
Margaret M. McDaniel (Seal)
Grantor

Signed, Sealed and Delivered in the Presence of

Douglas M. Brown

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

9 day of November, 1981

Notary Public for South Carolina

My Commission expires January 1987

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Margaret M. McDaniel, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

9th day of November, 1981

Notary Public for South Carolina

My Commission expires January 1987

Recorded this NOV 9 1981 at 1:24 P.M. No. 1153

0030

4328 RV-2