

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TITLE TO REAL ESTATE

Grantees' mailing address:
c/o Mrs. Minnie Bridges
102 Lowndes Avenue
Greenville, S. C. 29607

KNOW ALL MEN BY THESE PRESENTS, that I, Frances B. Semones

in consideration of Five and No/100-----(\$5.00)-----and love and affection-----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 Stephen Patrick Semones and Geoffrey Mark Semones, their heirs and assigns forever;

ALL those pieces, parcels or lots of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Tracts Nos. 1, 2, 3, 4 and 5 as shown on plat of Property of James K. & Frances B. Simones, according to a survey made by Wolfe & Huskey, Inc., dated May 17, 1977, and having, according to said plat, the following courses and distances, to-wit:

BEGINNING at old iron pin at edge of road as shown on said plat and running thence with the curves of the said road at approximately the center thereof the chords of which are as follows: N.03-11 E. 200 feet, N.38-39 E. 172 feet to a nail and stopper; thence continuing with the chord at approximately the center of the road as a curve, the chord of which is N.22-03 E. 220 feet to a nail and stopper; running thence N.04-12 W. 80 feet; running thence along joint line of Lots 5 and 6, S.77-41 E. 352.3 feet to iron pin; running thence with the creek as the line the following courses and distances: S.11-18 E. 64 feet, S.24-48 W. 60 feet, S.24-48 W. 40 feet, S.17-10 W. 80 feet, S.22-18 W. 90 feet, S.46-43 W. 70 feet, S.35-44 W. 72 feet, S.45-30 W. 125 feet; running thence S.85-51 W. 144 feet to an old iron pin; running thence S.77-15 W. 99.25 feet to iron pin; running thence S.84-23 W. 29.8 feet to iron pin, the beginning corner, containing approximately 4.66 acres as shown on above plat.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to James K. Semones and Frances B. Semones by deed from Donald J. Williams, Sr., recorded in the RMC Office for Greenville County in Deed Book 1058 at Page 424 on June 13, 1977. James K. Semones died testate devising the within described property to the Grantor and reference is hereby made to the Estate of James K. Semones on record in the Probate Court for Greenville County in Apartment 1609/File 8.

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 3rd day of December, 19 81.

SIGNED, sealed and delivered in the presence of:

Kathy H. Rollins (SEAL)
Frances B. Semones (SEAL)
Paul M. Ellwood (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 3rd day of December 1981.

Paul M. Ellwood (SEAL)
Notary Public for South Carolina
My commission expires 12/23/83.
Kathy H. Rollins

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-WOMAN GRANTOR.

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

Notary Public for South Carolina.

My commission expires

RECORDED this 4th day of December 19 81, at 10:22 A/ M., No. 13374

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