

Grantee's Address: 21 Kensington Road, Greenville, S. C. 29609
Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S. C.

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That Howard S. Pease, Jr. and Mildred F. Pease, hereafter referred to as Grantor, in consideration of the sum of One Dollar and other valuable consideration DOLLARS, paid to Grantor by George W. Filip and Marian C. Filip, 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 s, their heirs and assigns forever.

ALL that certain piece, parcel or lot of land situate, lying and being on the southeastern side of Kensington Road, in Paris Mountain Township, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 as shown on a plat entitled "Stratford Forest" prepared by Piedmont Engineering Service, dated February 25, 1957, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book KK at Page 89, and having according to said plat, the following metes and bounds: (13)-310-473-3-1

BEGINNING at an iron pin on the southeastern side of Kensington Road at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8, South 50-33 East 221.5 feet to an iron pin at the joint rear corner of Lots Nos. 7 and 8; thence South 33-38 West 310.5 feet to an iron pin on the northeastern side of Eton Way; thence with the northeastern side of Eton Way, North 49-21 West 97.1 feet to an iron pin; thence continuing with the northeastern side of Eton Way, North 44-57 West 137.0 feet to an iron pin; thence with the curve of Eton Way and Kensington Road, the chord of which is North 1-13 West 35.3 feet to an iron pin on the southeastern side of Kensington Road; thence with the southeastern side of Kensington Road, North 40-21 East 267.0 feet to the point of beginning.

This conveyance is subject to all restrictions, zoning ordinances, setback lines, roadways, easements and rights-of-way, if any, affecting the above described property, including restrictions applicable to Stratford Forest recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 578 at Page 1.

This is the same property conveyed to the Grantors herein by deed from Agnes B. Houston, dated August 29, 1974, recorded August 29, 1974 in the R.M.C. Office for Greenville County, S.C. in Deed Book 1005 at Page 792.

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 1st day of December, 1981.

Signed, Sealed and Delivered in the Presence of
Sara A. Barfield
Alex. Mary Holman
Julia M. Fox

Howard S. Pease, Jr. (Seal)
Howard S. Pease, Jr. (Seal)
Mildred F. Pease (Seal)
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 00.55
DEC 10 1981
PB. HOWARD S. PEASE, JR.

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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 1st day of December, 19 81
Sara A. Barfield (Seal)
Notary Public for South Carolina
My Commission expires XXXXXXXX 11-23-90

Mildred F. Pease
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 161.70
DEC 10 1981
PB. MILDRED F. PEASE

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Mildred F. Pease, 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 4th day of December, 19 81
William T. Heineck (Seal)
Notary Public for South Carolina
My Commission expires XXXXXXXX 3-31-86
Recorded this _____ day of _____

Mildred F. Pease
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 161.70
DEC 10 1981
PB. MILDRED F. PEASE

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