

DEED PREPARATION ONLY

P. O. Box 176, Tigerville, S.C. 29688

TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } DEED BOOK 1102 PAGE 322  
S.C.

KNOWN ALL MEN BY THESE PRESENTS, that WE, JOHN W. JAMES AND SARAH M. JAMES,

in consideration of <sup>SONN</sup> One Dollar (\$1.00), Love and Affection, ~~XXXXXX~~

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto LINDA T. SMITHERS, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, near Tigerville, being known and designated as Tract 1 containing 1.49 acres and an additional strip to the center of Packs Mountain Ridge Road as shown on plat of David Pavluk and Sonia Pavluk prepared by W. R. Williams, Jr., Engineer, March 15, 1976, and revised December 3, 1976, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book 5-X, at Page 39, and being described as follows: 3-355-643.1-1-2.1

BEGINNING at an iron pin in the center of Packs Mountain Ridge Road, which iron pin is located at the Southwest corner of Parcel B, and running thence along the center of Packs Mountain Ridge Road, S. 69-59 W., 131.9 feet to a point; thence S. 68-47 W., 148.4 feet to a point; thence S. 66-09 W., 25.3 feet to a point; thence N. 9-48 E., 328.7 feet to a point; thence N. 62-32 E., 192 feet to an iron pin; thence S. 11-02 E., 309.2 feet to a point in the center of Packs Mountain Ridge Road, the point of beginning.

This being the same property conveyed to John W. James by deed from Bettye G. James dated January 15, 1980, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1119 at Page 692 on January 29, 1980. John W. James conveyed to Sarah M. James a one-half undivided interest to said property by deed dated October 23, 1981, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1159 at Page 19, on December 2, 1981.

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(s') heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 18<sup>th</sup> day of February, 1982.

SIGNED, sealed and delivered in the presence of:

Fred N. McDonald  
Sarah M. James

John W. James (SEAL)

John W. James (SEAL)

Sarah M. James (SEAL)

Sarah M. James (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 18<sup>th</sup> day of February, 1982

Fred N. McDonald (SEAL)

Notary Public for South Carolina

My commission expires: \_\_\_\_\_

Fred N. McDonald

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 18<sup>th</sup> day of February, 1982  
Fred N. McDonald (SEAL)

Notary Public for South Carolina

My commission expires: \_\_\_\_\_

Sarah M. James  
Sarah M. James

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at 10:17 A.M., No. \_\_\_\_\_

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