

No Title Examination

704 McDaniel Avenue, Greenville, S.C. 29605
TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

BOOK 1162 PAGE 690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

11 FEB 1982

For True Consideration See Affidavit
Book 41 Page 435

KNOWN ALL MEN BY THESE PRESENTS, that I, J. W. JAMES,

in consideration of One Dollar (\$1.00), and other valuable consideration, ~~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 JOHN P. ASHMORE, JR., his heirs and assigns, forever:

ALL my one-half (1/2) undivided interest in and to:

ALL that certain tract of land situate, lying and being on the southerly side of Packs Mountain Road, Greenville County, State of South Carolina, being described as follows: 3 (315) 643.1-1-33.2 → 7.71 Ac

BEGINNING at an iron pin on the southerly side of Packs Mountain Road, which iron pin is the joint corner of property of the Grantor and Grantee and property of Crowe, and running thence along the southerly side of Packs Mountain Road N. 65-34 E. 319.7 feet to an iron pin; thence continuing along Packs Mountain Road N. 67-36 E. 199.3 feet to a point; thence S. 18-11 E. 395.8 feet to a point; thence S. 5-43 E. 386.5 feet to a point; thence N. 63-47 W. 140.9 feet to a point; thence N. 72-32 W. 186.3 feet to a point; thence N. 82-50 W. 125.0 feet to a point; thence S. 83-03 W. 56.5 feet to a point; thence N. 66-44 W. 210.9 feet to a point; thence N. 6-52 E. 343.7 feet to an iron pin, the point of beginning.

ALSO, ALL that certain tract of land situate, lying and being on the westerly side of Bomar Road, Greenville County, State of South Carolina, being described as follows: 3 (315) 643.1-1-33.4 → 4.04 Ac

BEGINNING at an iron pin on the westerly side of Bomar Road, which iron pin is the joint corner of Grantor and Grantee and running thence along the westerly side of Bomar Road S. 17-06 W. 99.6 feet to a point; thence continuing along Bomar Road S. 8-00 W. 96.8 feet to a point; thence S. 36-52 W. 46.5 feet to a point; thence S. 79-39 W. 426.5 feet to a point; thence N. 14-56 W. 450.0 feet to a point; thence N. 83-04 E. 220.0 feet to a point; thence S. 12-24 E. 105.0 feet to a point; thence S. 81-36 E. 369.2 feet to the point of beginning.

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.

SEE REVERSE SIDE

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 15th day of February, 19 82.

SIGNED, sealed and delivered in the presence of:

[Signature]
Fred N. McDonald

[Signature]
J. W. James (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } PROBATE

DOCUMENTARY STAMP

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 15th day of February, 19 82.

[Signature]
Notary Public for South Carolina 10/29/90.
My commission expires:

[Signature]
Sarah M. James

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 15th day of February, 19 82.

[Signature]
Notary Public for South Carolina 10/29/90.
My commission expires:

[Signature]
Sarah M. James

RECORDED this _____ day of _____

SOUTH CAROLINA COUNTY TAX 13.20

(CONTINUED ON NEXT PAGE)

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