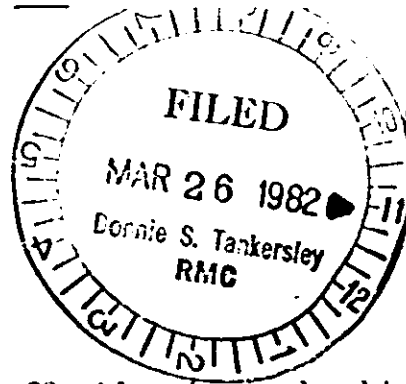


P.O. Box 68
Cleveland SC
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE



BOOK 1164 PAGE 446

KNOW ALL MEN BY THESE PRESENTS, that I, M. L. JARRARD,

in consideration of Five & NO/100 Dollars with love and affection to my daughter, ~~XXXXXXXX~~
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto BETTY J. SIMMONS, her heirs and assigns, forever,

All that piece, parcel or lot of land in Cleveland Township, Greenville County, State of South Carolina in the community of Cleveland at the northwestern corner of the intersection of U. S. Hwy. 276 and S. C. Hwy. 11 and being known and designated as Lot # 2 on plat of property of M. L. Jarrard, prepared by W. R. Williams, Jr., dated October 18, 1972 and recorded in the RMC Office of Greenville County in Plat Book 4-W at Page 43 and having according to said plat the following metes and bounds, to-wit:

5(355) 524.2 -1-2

BEGINNING at a point in the center of U. S. Hwy. 276 and running thence along the joint lines of Lots # 1 and 2 N. 24 - 42 E. 108.7 ft. to an i.p. (said line running through the center line of the wall between the present store building and the Post Office building); thence, continuing along the joint lines of Lots # 1 and 2, N. 39 - 31 E. 72.9 ft. to an i.p.; thence S. 47 - 07 E. 92 ft. to a railroad spike in the line of S. C. Hwy. 11; thence, S. 55 - 35 E. 33 ft. to a point in the center of Hwy. 11; thence, with the center of Hwy. 11, N. 38 - 35 E. 65 ft. to a point; thence, N. 55 - 35 W. 133 ft. to an i.p.; thence, S. 71 - 37 W. 47 ft. to an old i.p.; thence, S. 39 - 52 W. 199.2 ft. to a point in the center of U. S. Hwy. 276, passing over an old i.p.; thence, with the center of U. S. Hwy. 276, S. 65 - 25 E. 25.8 ft. to a point; thence, S. 55 - 35 E. 37.5 ft. to the beginning corner.

ALSO, it is understood that Lot # 1 has a right-of-way and easement for ingress and egress over that portion of Lot # 2 lying to the Northeast side of Lot # 1 and being specifically that strip of Lot # 2 shown on said plat as fronting 65 ft. on S. C. Hwy. 11 and running back in a northwesternly direction 92 ft. along the rear line of Lot # 1 designated on said plat as having a course of N. 47 - 07 W. 92 ft. said right-of-way and easement extends back to the rear line of Lot # 2 designated on said plat as having a course of N. 55 - 35 W., however, said right-of-way and easement only extends into Lot # 2 off of S. C. Hwy. 11 for a depth of 92 ft. This is a non-exclusive easement and right-of-way.

It is understood and agreed that the wall between the store building and the post
(Continued on back of this sheet).

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 25th day of March, 1982

SIGNED, sealed and delivered in the presence of:

Jean C. Robinson
Jewell - Brooker

M. L. Jarrard (SEAL)

(SEAL)
(SEAL)
(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 25th day of March 1982
Jewell - Brooker (SEAL)
Notary Public for South Carolina.
My commission expires 6-15-84

Jean C. Robinson

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 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 25th day of March 1982
Jewell - Brooker (SEAL)
Notary Public for South Carolina.
My commission expires 6-15-84

Clara T. Jarrard

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

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