

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } 2:24 PM '82

Grantee's Address: Route #1, Motor Boat Road, Greenville, S.C.

KNOW ALL MEN BY THESE PRESENTS, that Hazel A. Marshbanks (A/K/A Hazel A. Blanken)

in consideration of Thirteen thousand and 00/100 (\$13,000.00) and assumption of mortgage described below 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 Samuel D. Groves and Letha Groves, their heirs and assigns forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Club Circle, near the City of Greenville, in Greenville County, South Carolina, being shown at Lot 21A, and the adjoining one-half of Lot 20 as shown on plat of property of John A. Marshbanks and Hazel A. Marshbanks, prepared by Carolina Surveying Company, dated March 20, 1979, recorded in the RMC Office for Greenville County, S.C., in Plat Book 9-B, page 27, and having according to said plat the following metes and bounds to-wit:

13(305) B4.4-1-94

BEGINNING at an iron pin on the Northwest side of Club Circle at joint front corner of Lots 21 and 21A and runs thence along the line of Lot 21, N. 21-17 W. 228.9 feet to an iron pin; thence N. 31-52 W. 110 feet to an iron pin; thence S. 58-43 W. 180 feet to an iron pin in the center of the rear line of Lot 20; thence through the center of Lot No. 20, S. 33-46 E. 331.3 feet to an iron pin on the Northwest side of Club Circle in the center of the front line of Lot 20; thence with the curve of Club Circle (the chord being N. 53-32 E. 42.5 feet) to an iron pin; thence continuing with the curve of Club Circle (the chord being N. 64-15 E. 85 feet) to the beginning corner.

This being the same property conveyed to John A. Marshbanks and Hazel A. Marshbanks, by deed dated March 20, 1979 and recorded March 22, 1979 in Deed Book 1099 at page 16. Thereafter, John A. Marshbanks conveyed his undivided one-half interest in the subject property to the Grantor herein by Deed dated July 28, 1980, recorded July 31, 1980 in the RMC Office for Greenville County in Deed Book 1130 at page 153.

(over)

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 assigns against the grantor(s) and the grantor'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 30th day of April 1982

SIGNED, sealed and delivered in the presence of

Frances Atwell
Charles M. Groves

Hazel A. Marshbanks (SEAL)
Hazel A. Blanken (SEAL)

STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
DOCUMENTARY TAX STAMP
MARCH 22 1982
TAX \$ 20.00

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 30th day of April 19 82

Charles M. Groves (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-87

Frances Atwell

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER Female Grantor
COUNTY OF GREENVILLE }

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19 (SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this 19

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MARCH 22 1982
TAX \$ 14.30

10309

4328 RV-2