

TITLE TO REAL ESTATE - Prepared by Yarborough, Mauldin & Allison, Attorneys at Law

STATE OF SOUTH CAROLINA, DISTRICT OF GREENVILLE, NO TITLE CHECK

COUNTY OF GREENVILLE, DISTRICT OF GREENVILLE, SLEY

KNOW ALL MEN BY THESE PRESENTS, that John P. Bird, Jr.

in consideration of Five (\$5.00) Dollars, Love and affection the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

Elizabeth M. Bird, her heirs and assigns forever:

An undivided one-half interest in and to that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the southern side of Wedgewood Drive, Greenville Township, City of Greenville, County of Greenville, State of South Carolina and being known and designated as the western portion of lot 16 of West Croftstone Acres and including a 10 foot strip formerly a part of the eastern half of lot 15 of said West Croftstone Acres and also being known and designated as the property of John P. Bird, Jr. according to a plat made by Richard D. Wooten, Jr. dated April 23, 1982 and having, according to said plat, the following metes and bounds to wit:

12(500)183.2-1-22

BEGINNING at an iron pin on the southern side of Wedgewood Drive (or Avenue), said iron pin being 160 feet, more or less, from the intersection of Wedgewood Avenue and Summit Drive, and running thence with the southern side of Wedgewood Avenue S. 79-47 W. 90 feet to an old iron pin at the former joint front corner of the eastern half of lot 15 and the western half of lot 16; thence continuing with the southern side of Wedgewood Avenue S. 74-26 W. 10 feet to a new iron pin at the new joint front corner of the eastern half of lot 15 and the western half of lot 16; thence turning and running with the new common line between revised lots 15 and 16 S. 07-30 E. 264.1 feet to an iron pin; thence turning and running N. 73-50 E. 10 feet to an old iron pin at the former joint rear corner of lots 15 and 16; thence continuing N. 76-35 E. 89.3 feet to an iron pin; thence turning and running N. 07-30 W. 259 feet to the iron pin at the point of BEGINNING.

SEE 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 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 4th day of June 1982

SIGNED, sealed and delivered in the presence of:

Jama M. Allison
Miche O. Ware

John P. Bird, Jr. (SEAL)
John P. Bird, Jr. (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 day of

19 82

Jama M. Allison (SEAL)
Notary Public for South Carolina

Miche O. Ware

My commission expires 11-19-86

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Not necessary
Grantee is Grantors wife

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

day of 19

(SEAL)

Notary Public for South Carolina

My commission expires

RECORDED this day of 19 at M., No.

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