5270 Scotts Valley Dr., Scotts Valley, CA 95066

TITLE TO REAL ESTATE Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, Oana Burns Watson

DONNIE S. TANKERSLEY
R.M.C.

in consideration of Thirteen Thousand Ninety-One and 05/100 ($13,091.05) Dollars,
and subject to the mortgage hereinbelow set forth
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Bruce Maxwell and Ann Tandy Brice, together, an undivided three-fourths (3/4) interest, and Marlyn J. Bergman and Bonnie L. Bergman, together, an undivided one-fourth (1/4) interest, their heirs and assigns forever:

ALL that lot of land situate, lying and being in the County of Greenville, State of South Carolina, shown and designated as Lot 103 in a plat of a revision of Lot 11 and part of Lot 12 of Happy Valley Farms by Dalton & Neves dated August, 1951.

Bounded by Hallton Road 75 feet, on the East by Lot 12 of Happy Valley Farms 226.2 feet, by the South on Lot 22 75 feet, and on the West by Lot 102 226.05 feet. 15 (65) 260-1-8.13

Being a portion of that land conveyed to E. H. Burns by deed of L. A. Kelly dated December 2, 1947. See Deed Book 324 at Page 46 in the Greenville County R.M.C. Office, South Carolina.

THIS property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the subject property.

THIS is the identical property conveyed to the Grantor herein by Lena R. Burns by deed dated April 17, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1125 at Page 950.

The Grantees herein accept this property subject to the terms of that certain note and mortgage heretofore executed by the Grantor herein to C.I.T. recorded in Mortgage Book 1556 at Page 479 and having a present principal balance of $11,908.95.

DOCUMENTARY STAMP 27.00

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 25th day of September 19 82

SIGNED, sealed and delivered in the presence of:

Alicia L. Kelley
William B. James

Oana Burns Watson (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 25th day of September 19 82

William B. James (SEAL)
Notary Public for South Carolina
My commission expires: 3-28-89

Alicia L. Kelley

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER
DOWER NOT NECESSARY - WOMAN GRANTOR

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
day of 19

(SEAL)
Notary Public for South Carolina.
My commission expires:

RECORDED this SEP 28 1982 day of
at 11:51 A.M.

7614

4328 RV.2