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H. J. SC 29641

WARRANTY DEED

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FILED
Pioneer National Title Insurance Company

FEB 1 3 30 AM '83 ATLANTA, GEORGIA

STATE OF SOUTH CAROLINA
COUNTY GREENVILLE

WARRANTY DEED

THIS DEED, made this 17th day of December in the
Year of Our Lord One Thousand Nine Hundred Eighty-two
between PHYLLIS CROSBY SMALLWOOD ("Grantor") of
the State of Georgia and County of Gwinnett,
DOROTHY F. TUTEN SMITH and FREDERICK D. CROSBY ("Grantee") of the State of
South Carolina and county of Greenville, (the terms
Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof
requires or permits),

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN DOLLARS and ~~more~~
Love and affection P.C.S.
~~and other good and valuable consideration~~ (\$ 10.00) DOLLARS,
and other good and valuable consideration, in hand paid at and before the sealing and delivery of these
presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has
granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey
unto Grantee, the following described real property, to wit:

ALL that piece, parcel or lot of land located near Greenville, S.C. in
Dunklin Township, County & State aforesaid, containing 5.0 acres, more
or less, and according to Plat of Survey prepared by S.C., dated November
23, 1977, Revised August 28, 1978, having the following metes & bounds,
to wit:

22(50) 578.1-1-7

BEGINNING at a corner point, as shown on said plat, at a 50' ingress &
egress easement, and running South 80-19 East 824.3' to a corner point;
thence along line of Hoy Z. O'Shields property South 20-11 West 436.7'
to corner point; thence along line of Dorothy F. Smith property North
20-30 West 508.5' to corner I.P.; thence along line of Charles W. & Joyce
T. Crosby property North 19-30 East 258.9' to corner point; thence North
70-30 West 300' to corner point at said easement; thence along line of
said easement North 21-01 East 37.1' to point of beginning.

This conveyance is subject to all roadways, easements, and rights of
way, if any, appearing of record or on the premises which affect the
property hereinabove described. Grantee is hereby granted a 50' ingress
& egress easement from Sweetwater Road to the above described property,
as is shown on the above mentioned plat.

The above described property is a part of that property conveyed to
Grantor by Deed of James W. Stockton and Carrie Jones Stockton, on
February 28, 1969, being recorded in RMC Office, Book 863, page 379.

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