

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 9 3 51 PM '83
S.C.
M.C.

KNOW ALL MEN BY THESE PRESENTS, that I, Mollie James

in consideration of Ten and No/100 (\$10.00), love and affection for my brother 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 Wallace Clinton James, his heirs and assigns forever:

ALL that piece, parcel or lot of land with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, on the eastern side of Wilburn Avenue and being shown as Lot No. 38 on plat known as "West View Heights" and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, corner of Wilburn Avenue and an unnamed street, and running thence with said unnamed street N. 63-24 E. 162 feet to an iron pin; running thence S. 2-42 E. 76 feet to an iron pin, corner of Lot 39; thence with the line of said lot S. 85-56 W. 147.7 feet to an iron pin on Wilburn Avenue; thence with the eastern side of said Avenue N. 4-04 W. 14.2 feet.

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 deed of W. L. James recorded in the R.M.C. Office for Greenville County in Deed Book 243 at Page 59.

14 (235) 226-10-29

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) does 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 9th day of February 19 83

SIGNED, sealed and delivered in the presence of

[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA }
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PROBATE

Person(s) 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 9th day of February 1983

[Signature] (SEAL)
Notary Public for South Carolina 3-28-89
My commission expires: [Signature]

STATE OF SOUTH CAROLINA }
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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

[Signature] (SEAL)

Notary Public for South Carolina
My commission expires: [Signature]
RECORDED this 14 day of FEB 1983 at 3:51 P.M. No. 1182

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