

1772-4  
4000  
29356

Address of Grantee

VOL 1183 PAGE 49

41 928

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that we, Richard S. Arvai and Ellen M. Arvai, in the State and County aforesaid,

in consideration of that Order issued by Judge Frank P. McGowan, Jr. on February 9, 1983,

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Frances B. Semones, her heirs and assigns forever:

All that piece, parcel lot of land, with improvements thereon, situate, lying and being on the northwestern side of Kenilworth Drive being shown and designated as Lot No. 12 on a plat of Section 4, Wellington Green made by Piedmont Engineers & Architects, October 2, 1968 and recorded in the R.M.C. Office for Greenville County in Plat Book WWV at Page 36 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Kenilworth Drive at the joint front corner of Lots 12 and 13 and running thence along the common line of said lots N. 50-50 W., 153.2 feet to a point; thence with Brushy Creek as the line N. 54-03 E., 140.0 feet to a point; thence along the common line of Lots 11 and 12, S. 48-76 E., 117.25 feet to a point on the northwestern side of Kenilworth Drive; thence along said Kenilworth Drive S. 39-10 W., 130 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions, and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. (271-541.4-1-139).

This is the same property conveyed to the Grantors herein by deed of James K. Semones and Frances B. Semones recorded in the RMC Office for Greenville County on September 29, 1976 in Deed Book 1043 at Page 720.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining to have and to hold all and singular the premises before mentioned unto the grantees and the grantors' heirs (or successors) and assigns forever. And the grantors do hereby bind the grantors and the grantors' heirs (or successors), executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantees' heirs (or successors) and assigns against the grantors and the grantors' heirs (or successors) and against every person whatsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantors' hand and seal on this 21st day of February 1983

SIGNED, sealed and delivered in the presence of

*James K. Semones*

*Richard S. Arvai*  
Richard S. Arvai  
*Ellen M. Arvai*  
Ellen M. Arvai

(SEAL)  
(SEAL)  
(SEAL)  
(SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that he saw the within named grantors sign, seal and as the grantors' agent and legal deliver the within written deed and that he saw the other witness subscribed above witness the execution thereof.

SWORN to before me this 21st day of February 1983

*James K. Semones* (SEAL)  
Notary Public for South Carolina

*Ellen M. Arvai*

My commission expires: 1/15/85.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that all which 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 or persons, whomsoever, renounce, release and forever relinquish unto the grantees and the grantors' 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 21st day of February 1983

*James K. Semones* (SEAL)  
Notary Public for South Carolina

*Ellen M. Arvai*  
Ellen M. Arvai

My commission expires: 1/15/85.

RECORDED FEB 23 1983 at 4:25 P.M.

27099

3  
4  
0  
0

74328 (RV.2)