

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } S.C.

GRANTEE ADDRESS: 144 Oak Park Drive
Mauldin, SC 29662

VOL 1183 PAGE 239

KNOW ALL MEN BY THESE PRESENTS, that BOBBY C. SELLARS and ELLEN S. SELLARS

DONNIE S. TAMMERSLEY
R.M.C.

in consideration of Sixty Seven Thousand Five Hundred and no/100 (\$67,500.00)----- 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 TALAAT F. and EMILY M. BESHAY, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land, together with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Mauldin, being known and designated as Lot No. 15 as shown on a plat of Burdett Estates prepared by Dalton & Neves, Engineers, dated February, 1971, revised December, 1973, which plat is of record in the RMC Office for Greenville County; in Plat Book 5-D at Page 71, and having, according to said plat, the following metes and bounds, to-wit:

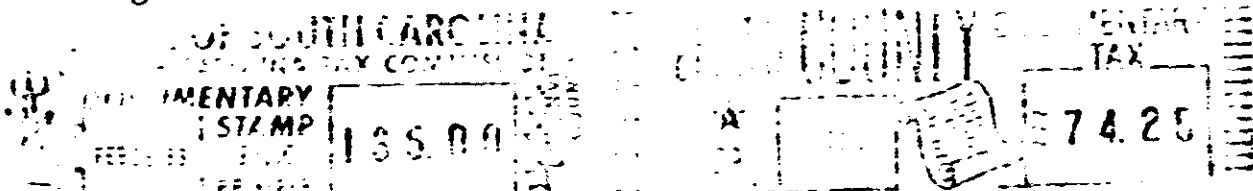
15 (799) M 4.2 -1-178

Beginning at an iron pin on the southern side of Oak Park Drive, joint front corner of Lots 14 and 15 and running thence down joint line of said lots, S. 60-51 W. 163.1 feet; thence N. 47-05 W. 40 feet to an iron pin; joint rear corner of Lots 15 and 16; running thence up joint line of said lots, N. 16-20 E. 151.3 feet to an iron pin on the southern side of Oak Park Drive; running thence down southern side of Oak Park Drive, S. 67-35 E. 84.7 feet to an iron pin; running thence S.40.00E.79.2 feet to point of BEGINNING.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

This being the same property conveyed to the Grantors herein by deed of David C. Mims and Sandreana M. Mims dated October 17, 1978 and recorded October 19, 1978, in the RMC Office for Greenville County in Deed Book 1090 at Page 277.

According to plat prepared by James R. Freeland dated February 23, 1983, titled "Property of Talaat F. Beshay and Emity M. Beshay" the above stated metes and bounds are correct and unchanged; said plat being recorded of even date herewith in Plat Book 9/11 at Page 59



together with all and singular the rights, members, hereinafter and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises hereinafter described unto the grantee(s) and the grantee(s)'s heirs or successors and assigns, forever. And the grantors, their heirs, assigns, executors, administrators, 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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 24th day of February, 19 83

SIGNED, sealed and delivered in the presence of

H. Michael Spruy
Donnie S. Tammerley

Bobby C. Sellars (SEAL)
Bobby C. Sellars (SEAL)
Ellen S. Sellars (SEAL)
Ellen S. Sellars (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 24th day of February, 19 83

H. Michael Spruy (SEAL)
Notary Public for South Carolina
My commission expires 12-31-83

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 grantor(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 24th day of February, 19 83

H. Michael Spruy (SEAL)
Notary Public for South Carolina
My commission expires 12-31-83
Ellen S. Sellars
Ellen S. Sellars

RECORDED this FEB 25 1983 at 4:11 P.M., No 21219

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