

Prepared by WYCHE, BURGESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C.

State of South Carolina GREENVILLE COUNTY TITLE TO REAL ESTATE
GREENVILLE COUNTY APR 5 10 34 AM '83 Know All Men by These Presents:

That Jan B. Wofford DONNIE S. WENSLEY, hereafter referred to as Grantor, in consideration of the sum of Seven Thousand Two Hundred (\$7,200.00) DOLLARS, paid to Grantor by Roger D. Bennefield, Greer Plaza, Greer S.C. 29615, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, his heirs and assigns, forever:

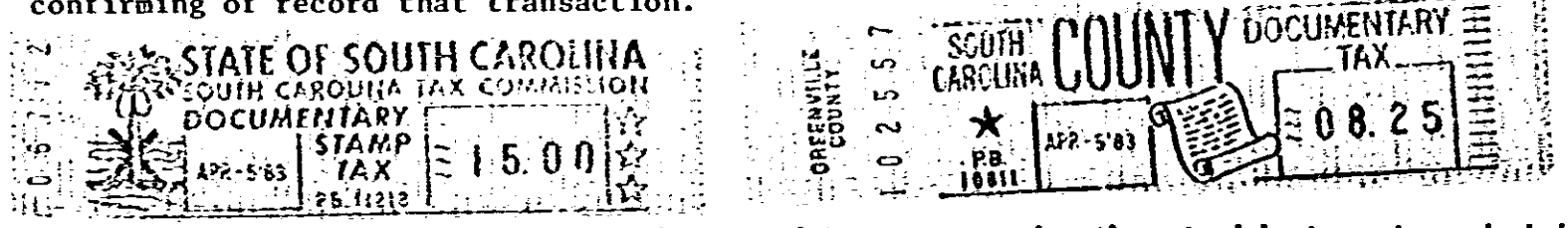
All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Chick Springs Township, being shown and designated as Lot No. 26 on a plat of Section 3 of Burgiss Hills, prepared by Piedmont Engineering Service on September 19, 1963, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, Page 191. For a more detailed description of this lot, specific reference is made to the above mentioned plat.

This lot is conveyed subject to certain restrictions for Section 3 of Burgiss Hills, recorded in the R.M.C. Office for Greenville County in Deed Book 800, Page 378, and to all rights-of-way and easements of record, on recorded plat(s), and on the premises. In addition to the restrictions in Deed Book 800, Page 378, Purchaser covenants for himself and his successors that only a single family residence containing not less than 2,200 square feet heated space may be built on the premises.

This is a portion of the same property acquired by the Grantor by a deed from Edward C. Bailey, dated September 18, 1979, recorded in the R.M.C. Office for Greenville County on September 19, 1979 in Deed Book 1111, Page 837.

The Grantor is to pay 1981 Greer City and Greenville County property taxes. Grantee is to pay all subsequent taxes. 11(285) T18.2-1-258

This is a duplicate deed of a transaction which occurred on September 30, 1981 when Jan B. Wofford executed and delivered a deed to Roger D. Bennefield, who did not record that deed. This duplicate deed is being executed and recorded solely for the purpose of confirming of record that transaction.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining; TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 4th day of April, 1983. Signed, Sealed and Delivered in the Presence of Sandra Randall, Mrs. Sue Toggart, and Jan B. Wofford (Seal) Grantor.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY. Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor. Sworn to before me this 4th day of April, 1983. Mrs. Sue Toggart (Seal) Notary Public for South Carolina. My Commission expires January 1, 1987 5112/88.

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY. NOT NECESSARY - FEMALE GRANTOR. RENUNCIATION OF DOWER. I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. [Name], wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described. GIVEN under my hand and seal this 4th day of April, 1983. [Signature] (Seal) Notary Public for South Carolina. My Commission expires January 1, 1987. Recorded this APR 5 1983 day of April, 1983, at 10:34 A. M., No. 25454.

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