

APR 11 3 18 PM '83

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DONNIE S. JANNERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GRANTEE'S ADDRESS:  
204 Willow Branch Dr.  
Simpsonville, S.C. 29681

KNOW ALL MEN BY THESE PRESENTS, that JAMES LEARY BUILDERS, INC.

in consideration of THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$39,900.00)-----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  
BARRY R. PYEATT and DONNA K. PYEATT, their Heirs and Assigns, forever:

181-299-574.16-1-157

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 157 on plat of WESTWOOD SOUTH, SECTION NO. 2, SHEET NO. 1, as shown on a plat recorded in the RMC Office for Greenville County in Plat Book 7-X, Page 75 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr., dated April 6, 1983, entitled, "Property of Barry R. Pyeatt and Donna K. Pyeatt" and recorded in the RMC Office for Greenville County in Plat Book 9-P, Page 30, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Willow Branch Drive, joint front corner of Lots 156 and 157 and running thence with the common line of said lots, S 76-02 W 150.0 feet to an iron pin; thence turning and running along property of James and Juanita Sullivan, N 13-58 W 80.0 feet to an iron pin; thence turning and running along the common line of Lots 157 and 158, N 76-02 E 150.0 feet to an iron pin on the western side of Willow Branch Drive; thence turning and running along said Willow Branch Drive, S 13-58 E 80.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, rights-of-way and easements that may appear of record, on the recorded plat(s), or on the premises.

Being the same property conveyed to the grantor herein by deed of Builders & Developers, Inc., to be recorded of even date herewith.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, 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 whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 8th day of April, 19 83  
JAMES LEARY BUILDERS, INC.  
By: James Leary (SEAL)

SIGNED, sealed and delivered in the presence of:  
H. Michael Spivey  
Gynda M. Beard

STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX COMMISSION  
STAMP  
APR 11 1983  
TAX \$ 80.00

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

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 8th day of April 19 83  
H. Michael Spivey (SEAL) Gynda M. Beard  
Notary Public for South Carolina.  
My commission expires 1-20-93

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

NO RENUNCIATION OF DOWER CORPORATION 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 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 \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_  
\_\_\_\_\_  
Notary Public for South Carolina. (SEAL)  
My commission expires \_\_\_\_\_

SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
APR 11 1983  
TAX \$ 44.00

RECORDED this 11th day of April, 1983  
at 3:18 P/M 26295

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4328 RV 21