

TITLE TO REAL ESTATE GREENVILLE S.C. Love, Thornton, Apple, Thomason, 410 E. Washington St., Greenville, S.C.
STATE OF SOUTH CAROLINA Grantee(s) Mailing Address: 105 Willow Branch
COUNTY OF GREENVILLE SIMPSONVILLE, SC 29681

KNOW ALL MEN BY THESE PRESENTS, that Benton H. Box, Jr. and Renee C. Box

In consideration of Forty-Six Thousand and No/100ths----- 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 Fred J. Smallwood and Peggy B. Lemmons, their heirs and assigns forever:

All that certain piece, parcel or lot of land situate, lying and being in Greenville County, State of South Carolina, in the Town of Simpsonville, being known and designated as Lot No. 45, Sheet 1, Section 2 of WESTWOOD SOUTH Subdivision as shown by plat prepared by Piedmont Engineers and Architects and Planners, recorded in Plat Book 7C at Pages 65 and 66. Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the Restrictive Covenants affecting Section 2, Sheet 1, of WESTWOOD SOUTH Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1113 at Page 115. This conveyance is also made subject to any restrictive covenants, building setback lines and rights of way and easements which may affect the above described property.

Being the same property conveyed to the grantors herein by deed of Builders & Developers, Inc. dated June 17, 1981, and recorded in the RMC Office for Greenville County in Deed Book 1150 at Page 201.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
APR 28 1983
92.00

LOVE, THORNTON, APPLE & THOMASON
38531 D.M. 19a
Fred J. Smallwood
18(899)574.16-1-45

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) do(es) 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 26th day of April 1983

SIGNED, sealed and delivered in the presence of:
Lora J. Alexander
Donald R. McAlister

Benton H. Box, Jr. (SEAL)
Renee C. Box (SEAL)

GREENVILLE COUNTY DOCUMENTARY TAX
APR 27 1983
50.60

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of April 19 83
Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Lora J. Alexander

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 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
26th day of April 19 83
Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Renee C. Box
Renee C. Box

RECORDED this 28th day of April 19 83, at 3:44 P/ M., No. 28348

0267

1328 W.A.