

GRANTEE'S ADDRESS: Post Office Box 3010
Greenville, South Carolina 29602

FILED VOL 1187 PAGE 323
GREENVILLE S.C.
APR 29 11 38 AM '83
DONNIE S. TAYLOR
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that HENRY G. ELROD

in consideration of Eighty Five Thousand and no/100 (\$85,000.00)-----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 MARVIN COBURN and MARK E. COBURN, their heirs and assigns forever:

ALL that piece, parcel, or lot of land, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 23, 24, and 25, of the Alex McBee Lands of Mountain City Land and Improvement Company, and having, according to a plat thereof by Dalton & Neves Co., dated April 1983, captioned "Property of Marvin Coburn and Mark E. Coburn", recorded in said R.M.C. Office for Greenville County, South Carolina, in said Book 9 S, Page 6, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Hammond Street at the northeastern intersection of Hammond Street and Rhett Street, and running thence with the southeastern side of Rhett Street, N 38-22 E 223.34 feet to an iron pin; thence S 30-36 E 180 feet to an iron pin; thence S 36-31 W 202.62 feet to an iron pin in the northeastern side of Hammond Street; thence with the northeastern side of Hammond Street, N 37-34 W 179.89 feet to the point of beginning.

This property is shown on the County Auditor's Block Book as Lots 3, 4, 5, and 6, Section 3, Page 30.

26(500) 60-3-3, 4, 5 & 6

Being the same conveyed to the Grantor by two deeds: (1) Lots Nos. 23 and 24, (60-3-3, 4, 5) by Violet S. Meadors, Eleanor M. Tanner, and Dorothy M. Smith, by deed dated April 27, 1973, recorded that day in said R.M.C. Office in Deeds Book 973, Page 320; and (2) Lot No. 25 (60-3-6), by James C. Thomson by deed dated May 31, 1978, recorded that day in said R.M.C. Office in Deeds Book 1080, Page 175.

The original plat is recorded in said R.M.C. Office in Deeds Book 22, Page 482, prepared by J.E. Sistine, and revised by J.R. Lawrence, April 23, 1898.

This conveyance is made subject to any easements, restrictions, zoning ordinances, and rights-of-way which may affect the property.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX
APR 23 83
STAMP TAX 170.00
RE-11218

GREENVILLE COUNTY
1-03095
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
APR 29 83
PB 10311
9350

Witnesses with the above signatures 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 29th day of April 1983

SIGNED, sealed and delivered in the presence of:

Frances Dawn Penmon
Jul L. Elm

Henry G. Elrod (SEAL)

(SEAL)
(SEAL)
(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 29th day of April, 1983

Frances Dawn Penmon (SEAL)
Notary Public for South Carolina

Jul L. Elm

My commission expires MY COMMISSION EXPIRES 8-18-1991

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 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

29th day of April 1983
Frances Dawn Penmon (SEAL)
Notary Public for South Carolina

Jane B. Elrod

My commission expires MY COMMISSION EXPIRES 8-18-1991

RECORDED the APR 29 1983 at 11:38 A.M. 1983, at _____ M., No. 28392

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0320