

111 Vine Street
 Greenville, SC
 State of South Carolina
 GREENVILLE COUNTY
 Prepared by WYCHE, BUIBES, FISHEMAN & P. RHAM, P. A., Attorneys at Law, Greenville, S.C.
 FILED
 MAY 11 1983
 Bonnie S. Tankersley

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James J. Hughes and Martha C. Hughes, hereafter referred to as Grantor, in consideration of the sum of Forty One Thousand (\$41,000.00) and No/100 DOLLARS, paid to Grantor by Frank B. Menstrom, 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 Town of Simpsonville, being known and designated as Lot No. 273 of Subdivision known as WESTWOOD SOUTH, Section 1, Sheet 2 as shown by plat prepared by Piedmont Engineers, Architects and Planners dated June 14, 1978 and recorded in plat book 6H at page 57. Reference to said plat is hereby craved for a more particular description.

This conveyance is made subject to the restrictive covenants affecting Section 1, Sheet 2 of WESTWOOD SOUTH Subdivision, said restrictive covenants being recorded in the RMC Office for Greenville County, South Carolina, in Deed Volume 1082 at page 580.

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.

18 (899) 574.15-1-91

This is the same property conveyed to Grantors by deed of Builders & Developers, Inc. dated September 12, 1979 and recorded in Volume 1111 at Page 245 on September 12, 1979.

STATE OF SOUTH CAROLINA
 SOUTH CAROLINA TAX COMMISSION
 DOCUMENTARY TAX STAMP
 MAY 11 '83
 82.00

GREENVILLE COUNTY
 103375
 SOUTH CAROLINA COUNTY DOCUMENTARY TAX
 ★ MAY 11 '83
 P.B. 10311
 45.10

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 25th day of April, 1983.

Signed, Sealed and Delivered in the Presence of

Jorge Guiles
Harold R. Daniels

James J. Hughes (Seal)
Martha C. Hughes (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 25th day of April, 1983,
Naomi Ruth Trumble (Seal)
 Notary Public for South Carolina

My Commission expires Sept. 30, 1985

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Martha C. Hughes, 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 claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 25th day of April, 1983,
Naomi Ruth Trumble (Seal)
 Notary Public for South Carolina

Martha C. Hughes
 Martha C. Hughes

My Commission expires Sept. 30, 1985
 Recorded this 11 day of May

ECTO - 1983 MAY 11 83 047 M. No. 4.0000
 11:00 AM

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