

KNOW ALL MEN BY THESE PRESENTS, that 'Clarence N. Stepp and Geraldine Stepp

in consideration of Five (\$5.00) and division of property-----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 John H. Stepp and Mary Ann Stepp, their heirs and assigns, forever:

All our undivided interest in and to all that certain piece parcel and lot of land situate lying and being in the County of Greenville, State of South Carolina, lying between the southern right of way of Duncan Chapel Road and the northern right of way of Watkins Bridge Road, containing 5.92 acres, as shown on a plat of survey prepared by Clifford C. Jones, RLS, dated May 12, 1982 and having, according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin at the intersection of Duncan Chapel Road and Montague Circle and running thence S. 44-11 E. 100 feet to an iron pin; thence S/ 50-47 E. approximately 80 feet to a point; thence in a line approximately South to a point on Louise Street; thence N. 74-30 W. approximately 200 feet to a point on Montague Circle; thence N. 19-16 E. 756.20 feet to the point of beginning and containing approximately one-half of the total acreage conveyed to the Grantors and Grantees herein by deed of William Dennis Black and recorded in the RMC Office for Greenville County in Deed Book 1191, page 341 on June 29, 1982.

THIS conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above-described property.

13(312) 430-3-1

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 19 day of July, 1983

SIGNED, sealed and delivered in the presence of:

P. Joyce McCall
Nancy M. Pulaine

Clarence N. Stepp (SEAL)
Geraldine Stepp (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 19 day of July, 1983

P. Joyce McCall (SEAL)
Notary Public for South Carolina.

Nancy M. Pulaine

(SEAL)

My commission expires 4-21-86

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 19 day of July, 1983
P. Joyce McCall (SEAL)
Notary Public for South Carolina.

Geraldine Stepp

(SEAL)

My commission expires 4-21-86

RECORDED this 20 day of July, 1983, at 12:24 P.M., No. 2172