

STATE OF SOUTH CAROLINA } S.C.

COUNTY OF GREENVILLE

AUG 1 4 26 PM '83

11934521

KNOW ALL MEN BY THESE PRESENTS, that JORRIE R.M.C. WESLEY WILLIAM BYARS AND LEILA IRENE W. BYARS

in consideration of THIRTY THOUSAND AND NO/100-----(\$30,000.00)----- 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 EMANUEL NIX AND VALERIE E. NIX, THEIR HEIRS AND ASSIGNS FOREVER:

ALL THAT 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 NO. 69 ON PLAT OF IDLEWILD, RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 4-N AT PAGE 54, AND BEING FURTHER SHOWN ON A MORE RECENT PLAT BY CAROLINA SURVEYING CO., DATED JULY 28, 1983, ENTITLED "PROPERTY OF EMANUEL NIX AND VALERIE E. NIX", AND HAVING, ACCORDING TO SAID PLATS, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN ON THE NORTHERN SIDE OF CROFTON DRIVE, JOINT FRONT CORNER OF LOTS NOS. 68 AND 69, AND RUNNING THENCE ALONG THE COMMON LINE OF SAID LOTS, N. 21-13 W. 130.9 FEET TO AN IRON PIN; THENCE TURNING AND RUNNING ALONG THE COMMON LINE WITH LOT NO. 60, N. 68-46 E. 25.7 FEET TO AN IRON PIN; THENCE RUNNING ALONG THE COMMON LINE WITH LOT NO. 59, N. 76-42 E. 63.3 FEET TO AN IRON PIN, JOINT REAR CORNER OF LOTS NOS. 69 AND 70; THENCE RUNNING ALONG THE COMMON LINE OF SAID LOTS, S. 16-55 E. 129.5 FEET TO AN IRON PIN ON THE NORTHERN SIDE OF CROFTON DRIVE; THENCE TURNING AND RUNNING ALONG THE NORTHERN SIDE OF CROFTON DRIVE, S. 73-52 W. 79 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

THIS IS THE SAME PROPERTY CONVEYED TO THE GRANTORS HEREIN BY DEED OF PRINCE & LINDSEY REAL ESTATE, INC., DATED APRIL 13, 1973, AND RECORDED APRIL 17, 1973, IN GREENVILLE COUNTY DEED BOOK 972 AT PAGE 697.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, SETBACK LINES, ROADWAYS, ZONING ORDINANCES, EASEMENTS AND RIGHTS-OF-WAY, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY.

GRANTEES' ADDRESS: ROUTE #4, 69 CROFTON DRIVE, GREENVILLE, S. C., 29605.

19(100)593.5-1-69

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 29 day of JULY, 1983

SIGNED, sealed and delivered in the presence of:

James A. Christy
Marjorie A. Whitacre

William Byars (SEAL)
WILLIAM BYARS (SEAL)
Leila Irene W. Byars (SEAL)
LEILA IRENE W. BYARS (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 29 day of JULY 1983

James A. Christy (SEAL)
Marjorie A. Whitacre
Notary Public for South Carolina
My commission expires 4-6-88

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 29 day of JULY 1983
James A. Christy (SEAL)
Notary Public for South Carolina
My commission expires 4-6-88

Leila Irene W. Byars
LEILA IRENE W. BYARS

RECORDED this day of 19 at M., No.

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