

TITLE TO REAL ESTATE GRANTORS: James Thomas Scott, et al, 119 E. Washington St., Greenville, S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Mailing Address: 11 Berkley Avenue, Greenville, SC 29609

KNOW ALL MEN BY THESE PRESENTS, that Pearl R. Limbaugh

in consideration of Forty-Seven Thousand and No/100 (\$47,000) -----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 James T. Scott and Karen L. Scott, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, lying and being on the northwestern side of Berkley Avenue in the county of Greenville, state of South Carolina, being shown and designated as a portion of Lot Number 18 on a plat of property of Franklin Park recorded in Plat Book M at Page 89 and being described more particularly, according to a recent plat of James Thomas Scott, prepared by Freeland & Associates, dated October 27, 1983, recorded in Plat Book 16-C at Page 43, to wit:

BEGINNING at an iron pin on the northwestern side of Berkley Avenue, which iron pin is 490' more or less from the intersection of said Avenue and Old Buncombe Road, and running thence N. 57-25 W. 362.13' to an iron pin on the southeastern side of a 10' unimproved alley; thence along the southeastern side of said alley N. 46-25 E. 237.49' to an iron pin; thence S. 52-42 E. 307.78' to an iron pin on the northwestern side of Berkley Avenue; thence along the northwestern side of said Avenue S. 32-58 W. 205.35' to an iron pin, the point of beginning.

Derivation: Deed of W. E. Williams, et al, recorded August 21, 1969, in Deed Book 874 at Page 314 and probate file of J. T. Limbaugh of record in the Greenville County Probate Court, Apartment 1229, File 12.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances, and restrictions or protective covenants that may appear of record or affect the premises.

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 28th day of October 1983

SIGNED, sealed and delivered in the presence of:

S. Gray Wald
Ann Chapman

Pearl R. Limbaugh (SEAL)
Pearl R. Limbaugh

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

SWORN to before me this 28th day of October, 1983

S. Gray Wald (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Ann Chapman

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER (NOT APPLICABLE)

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

day of 19

(SEAL)
Notary Public for South Carolina.

My commission expires:

RECORDED this NOV 1 1983 12

at 10:54 A. M. 14291



4328-RV-2