

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 411 Pinnacle Drive
Taylors, SC 29687

FILED
GREENVILLE CO. S. C.
DEC 30 1983
WILLIAMS & HUSKEY

KNOW ALL MEN BY THESE PRESENTS that R.M.C WILLIAM F. FINNELL and GRACE A. FINNELL

in consideration of TEN DOLLARS AND NO/100-----(\$10.00)----- 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 RICHARD M. CLEVELAND and KAREN ANN CLEVELAND, their heirs and assigns forever:

ALL that piece, parcel or triangular lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a triangular portion of Lot 26 of a subdivision known as Coachwood Forest, Phase I according to plat thereof prepared by J. L. Montgomery, III, RLS, dated February - March 1976, being recorded in the RMC Office for Greenville County in Plat Book 5-R at Page 14 and also being shown as containing 0.29 acres according to a more recent survey prepared for William Finnell by Wolfe & Huskey, Inc. Engineers dated October 9, 1979 and revised December 27, 1983 being recorded in the RMC Office for Greenville County in Plat Book 10F at Page 41 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Coachman Drive, joint front corner Lot Nos. 28 and 29 and running thence with the joint line of said lots S. 49-52 W. 385.4 feet to an iron pin; thence N. 29-01 W. 62 feet to an iron pin; thence N. 57-56 E. 208.7 feet to an iron pin; thence N. 60-37 E. 169.8 feet to a point in the center of Coachman Drive, the point of beginning.

17(135) $\frac{551.1-1-29}{551.1-1-28} \rightarrow 0.29 \text{ ac}$

Said property is a portion of the same conveyed to the Grantors by deed of Frank P. McGowan as Master in Equity, by deed dated July 10, 1975, recorded July 11, 1975 in the RMC Office for Greenville County in Deed Volume 1021 at Page 51.

This conveyance is made subject to restrictive covenants being recorded in said office in Deed Volume 1033 at Page 268 and such other easements and rights-of-way as may appear of record, on recorded plats or as is shown on the premises.

On May 3, 1977 by deed recorded in said Office in Deed Book 1055 at Page 938, Grantors conveyed the adjoining Lot No. 29 to Grantees. Subsequent to said conveyance, the parties determined that a portion of the residence, a portion of the driveway and the well (CONTINUED)

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) 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 28th day of December 1983

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Donald
Anna M. Knox

William F. Finnell (SEAL)
Grace A. Finnell (SEAL)
(SEAL)
(SEAL)

RECORDED
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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 28th day of December 19 83

Elizabeth M. Donald (SEAL)
Notary Public for South Carolina
My Commission Expires: 1-4-94

Anna M. Knox

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

28th day of December 19 83
Elizabeth M. Donald (SEAL)
Notary Public for South Carolina
My Commission Expires: 1-4-94

Grace A. Finnell

RECORDED this day of 19 at M. No.

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