

TITLE TO REAL ESTATE - INDIVIDUAL FORM 700 AM Millard, P.A., Greenville, S.C.

GRANTEES' MAILING ADDRESS:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

P. O. Box 518  
Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that Junius H. Garrison, Jr.

in consideration of Eight Thousand and No/100 (\$8,000.00)----- 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

James E. Cook and Maxine E. Cook, their heirs and assigns, forever:

ALL that piece, parcel or tract of land on the northeastern side of Sullivan Road, near the intersection thereof with Fairground Road, in Grove Township, Greenville County, South Carolina, being shown and designated as 4.447 acres, more or less, on a plat of the PROPERTY OF JUNIUS H. GARRISON, JR., made by Dalton & Neves Co., Engineers, dated December, 1983 and being the southwestern-most portion of 92.642 acres on the plat of the property of the Grantor, made by Dalton & Neves Co., Engineers, dated October, 1982, recorded in the RMC Office for Greenville County, S. C. in Plat Book 9-H, page 23, and having, according to the first mentioned plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Sullivan Road at the corner of property of the Grantor and the Grantees and running thence along the common line of said properties, S. 78-05 E. 9.38 feet to an iron pin; thence continuing along the common line of said properties, S. 78-04 E. 838.06 feet to an iron pin; thence continuing along said line, N. 3-20 W. 409.13 feet to a spike in the center line of a roadway; thence with the center line of a certain roadway, N. 78-13 W. 64.82 feet to a nail and cap; thence continuing with the center line of said roadway, S. 74-16 W. 612.94 feet to a nail and cap; thence continuing with the center line of said roadway, S. 72-50 W. 169.24 feet to an iron pin on Sullivan Road; thence with the eastern side of Sullivan Road, S. 17-51 E. 31.5 feet to an iron pin, the point of beginning.

ALSO: A right-of-way for ingress and egress in perpetuity as a covenant running with the land, to use that portion of a paved asphalt driveway forming the northernmost boundary line of the above described property, lying on property lying north of said 4.447 acres owned by the Grantor. The Grantor, however, reserves the right to use that portion of said asphalt driveway for ingress and egress in perpetuity as a covenant running with the land, lying on the northernmost boundary line and within the 4.447 acres conveyed by the Grantor to the Grantees above described.

19(45) Pt. 10 = 575.1-1-5  
OUT OF = 575.1-1-6

(CONTINUED ON REVERSE SIDE)

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)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs or successors and assigns against the grantor(s) and the grantor(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 3rd day of January 1984  
Signed, sealed and delivered in the presence of:

*Carol T. Egan*  
*Jeffrey P. Byghardt*

*Junius H. Garrison, Jr.* (SEAL)  
Junius H. Garrison, Jr. (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 3rd day of January 19 84

*Doris H. Hegler* (SEAL)  
Notary Public for South Carolina  
My commission expires: July 3, 1988

*Jeffrey P. Byghardt*

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)' 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 3rd day of January 19 84

*Doris H. Hegler* (SEAL)  
Notary Public for South Carolina  
My commission expires: July 3, 1988

*Sarah C. Garrison*

RECORDED this 3rd day of January 1984 19:3CTC 3 JAN 11 84 MOC 4.00CD

(CONTINUED ON NEXT PAGE)

010

4328-17-2