

Grantee: Rt S. Stephanie Dr. Greenville SC 29607

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STATE OF SOUTH CAROLINA FILED
COUNTY OF GREENVILLE GREENVILLE CO. S.C.

KNOW ALL MEN BY THESE PRESENTS, that Walter E. Rumminger and Beverly J. Rumminger

DONNIE S. TANKERSLEY
R.M.C.

in consideration of One dollar and no/100 (\$1.00)-----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 Beverly J. Rumminger, her heirs and assigns, forever:

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville. Being a portion of Lot 12, as shown on a Plat of Sylvan Manor Subdivision, with said plat having been made by John R. Long, bearing date of October 20, 1977, and being recorded in the RMC Office for Greenville County, in Plat Book 4R, at Page 33, and having according to said plat the following metes and bounds description;

Being a portion of the rear of Lot 12, beginning at a new iron pin at joint rear of Lots 3 and 12 and property herein conveyed running thence with rear of Lot 12, N. 8-6-17.1 E., 140.745 feet to a new iron pin, running thence S. 49-43-43.2 E., 41.512 feet to an old iron pin, formerly the joint rear of Lots 12 and 13, running thence S. 7-48-6.8 E., 99.848 feet, running thence S. 60-22-3.4 W., 48.520 feet to a new iron pin thence running N. 55-33-17 W., 25.15 feet to a new iron pin to the point and place of beginning. This conveyance contains 0.1441 Acres.

ALSO:

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on Stephane Street, being shown and designated as Lot No. 13, on plat of Sylvan Manor, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, at Page 33, reference to said plat being hereby craved for the metes and bounds description.

This conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

This being the same property conveyed to the Grantor by deeds of Harold J. Seeley, recorded in the RMC Office for Greenville County, SC in Deed Book 1093 at Page 809, and Deed Book 1196 at page 337.

12(279) 498.3-1-32.1 & 33

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 31 day of January, 1984

SIGNED, sealed and delivered in the presence of:

Judith D. Hodger
George [unclear]

Walter E. Rumminger (SEAL)
Beverly J. Rumminger (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 31 day of January 19 84

[Signature] (SEAL)
Notary Public for South Carolina

Judith D. Hodger

My commission expires 7/30/90

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 31 day of January 19 84

[Signature] (SEAL)
Notary Public for South Carolina

Beverly J. Rumminger

My commission expires 7/30/90

RECORDED this 29th day of February 19 84

6010 - 5 FEB 29 1984 3:19 P.M. No. 20611