

107 McSwain Dr
Greenville SC 29615
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO S.C.

1207 210

KNOW ALL MEN BY THESE PRESENTS Mar 1 1984 Florence

DONNIE S. TANKERSLEY
R.M.C.

in consideration of Ten and no/100'S (\$10.00) ----- Dollars,

Love and Affection
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Jan P. Florence, her heirs and assigns forever;

ALL that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being at the southwestern corner of the intersection of Shadydale Court with McSwain Drive, in the county of Greenville, State of South Carolina, being shown and designated as lot No. 51 on Plat of McSwain Gardens Subdivision made by C. O. Riddle, Surveyor, dated July, 1954, and recorded in the RMC Office for Greenville County in Plat Book GG at Page 75 and according to said plat, has the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Shadydale Court at the joint corner of Lots Nos. 51 and 52 and running thence with the joint line of said lots S. 3-02 E., 218.3 feet to a point; thence N. 80-30 E., 198.9 feet to a point on the western side of McSwain Drive; running thence N. 30-03 W., 91.5 feet to a point; thence N. 24-48 W., 70 feet to a point; thence N. 53-27 W., 56.8 feet to a point on Shadydale Court; running thence N. 84-34 W., 87 feet to the point and place of BEGINNING.

This conveyance is made subject to those certain easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the ground affecting the above described property.

This is the same property conveyed to the herein by Deed of Jan P. Florence dated April 13, 1983 and recorded in the RMC office for Greenville county, State of South Carolina, on Dec 5, 1983 in Deed book 1201 at page 236.

12(27) 277.2-4-6

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 15 day of February, 1984

SIGNED, sealed and delivered in the presence of:

John L. West, Jr.
Edna Johnson

Winston S. Florence (SEAL)
Winston S. Florence (SEAL)
(SEAL)
(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 15th day of February 1984

John L. West, Jr. (SEAL)
Notary Public for South Carolina

Edna Johnson

My commission expires 10/22/92

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

15th day of February 1984
John L. West, Jr. (SEAL)
Notary Public for South Carolina

Jan P. Florence
Jan P. Florence

My commission expires 10/22/92

26689

RECORDED this day of MAR 1 1984 19, at 10:18 A/ M., No.

0210

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