

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that DOUGLAS DUANE TAYLOR

APR 20 11 54 AM '84

in consideration of ONE DOLLAR, 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 DOUGLAS DUANE TAYLOR, JR., his heirs and assigns forever:

All that tract of land being shown and designated as Lot 1 on Survey of Property of Sam H. James Estate dated November 25, 1949, made by H.L. Dunahoo, and being more particularly described as follows, to-wit: BEGINNING at a point on the South side of Brushy Creek Road and the West side of an unnamed Street, and running thence S. 30-10 E. 100 feet to a point; thence S. 41-00 E. 148.5 feet to a point; thence S. 61-40 W. 278.5 feet to a point; thence N. 27-30 W. 298 feet to a point on the South side of Brushy Creek Road; thence along the South side of Brushy Creek Road N. 73-55 E. 168 feet to the point of BEGINNING.

DERIVATION: See Deed of Bessie B. Taylor Mallard dated June 16, 1970 and recorded in Deed Book 896, Page 402.

11 (204)  
BB# G5-2-91

Grantee's Address: Rt. 2, Hwy. 253, Taylors, S.C. 29687

Provided, however, should Douglas Duane Taylor, Jr. divorce Tina Allen Taylor, then on the date such Divorce Decree is granted, fee simple title to the above described property shall immediately revert to Douglas Duane Taylor, should he be living, or to his heirs (excluding Douglas Duane Taylor, Jr.) should he be not living. This reversionary clause shall be null and void 20 years after the date this Deed is executed and shall be of no force and effect at any time against any mortgagee having a lien against these 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 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 16 day of March, 1984

SIGNED, sealed and delivered in the presence of:

*Douglas Duane Taylor Jr* (SEAL)  
Douglas Duane Taylor (SEAL)

*Ruby L. Danks* (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 16 day of March, 1984

Notary Public for South Carolina  
My commission expires 9-17-85

*Ruby L. Danks* (SEAL)

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 16 day of March, 1984 (SEAL)

*Jane J. Taylor*

Notary Public for South Carolina  
My commission expires 9-17-85

RECORDED this day of MAR 20 1984 at 11:54 A.M., No. 28861

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