

TITLE TO REAL ESTATE prepared by Herman E. Cox Attorney at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC'D
MAR 21 4 07 PM '84
S.C. NOTARY

VOL 1208 PAGE 644

Mario Cellesi
Rt 2
Meece Bridge Rd.
Taylors S.C.
29687
Dollars.

KNOWN ALL MEN BY THESE PRESENTS, that Linda Cellesi

in consideration of Division of property & for no monetary consideration

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Mario Cellesi, his heirs and assigns, forever:

ALL my one-half (1/2) undivided interest in and to:

ALL that piece, parcel or tract of land, located in the county of Greenville, State of South Carolina, situate, lying and being in Chick Springs Township, consisting of three (3) acres, more or less, and being a part of Tract No. 1 of the Property of That E. Sammons, Plat of which is recorded in the RMC Office for Greenville County in Plat Book V, at Page 196, and according to a more recent survey made by Freeland & Associates dated November 3, 1976, having the following metes and bounds:

BEGINNING at an iron pin on the western side of Meece Bridge Road at the joint corner of Batson Road and Meece Bridge Road, and running thence along the center of Meece Bridge Road S 03-14 E. 142.0 feet; thence continuing with the center of said Road, S 01-57 W. 100.0 feet to an iron pin; thence continuing with the center of said Road, S. 08-34 W. 100.0 feet to an iron pin, corner of Dill Property; then N. 70-43 W. 74.2 feet to an iron pin; thence S. 56-49 W. 80.0 feet to an iron pin; thence S. 64-49 W. 77.0 feet to an iron pin; thence S 29-39 W. 77.0 feet to an iron pin; thence S 15-44 W. 38.8 feet to an iron pin; thence S 09-51 E. 65.0 feet to an iron pin; thence S 28-54 W. 14.2 feet to an iron pin; thence N. 12-06 W. 472.3 feet to an iron pin; thence N. 80-18 E. 175.0 feet to an iron pin; thence N 07-28 W. 187.6 feet to an iron pin; thence N. 68-37 E. 95.0 feet to an iron pin at the corner of Batson Road, thence with said Batson Road, S 41-56 E. 183.4 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, set back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to grantor by Vivian F. James and Larry D. James by deed dated May 9, 1978, and recorded in the RMC Office of said County and State in Deed Volume 1079 at page 68.

Grantee assumes all mortgages encumbering said property in accordance with decree of the Court dated November 5, 1983.

12(279) 525.4-1-22

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 1st day of March 19 84
SIGNED, sealed and delivered in the presence of:

[Signature] (SEAL)
Linda Cellesi (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of March 19 84.
[Signature] (SEAL)
Sara L. Holliday
Notary Public for South Carolina
My commission expires: 4/12/89

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER Not Applicable.
COUNTY OF GREENVILLE }

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, 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 _____ day of _____ 19 _____
[Signature] (SEAL)

Notary Public for South Carolina. at 4:07 P.M.
My commission expires: _____
RECORDED this _____ day of MAR 21 1984 at 312 M. No. 0001

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