

Grantee's mailing address: Route 5, Box 492, Piedmont, S. C. 29673

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1209-510

KNOW ALL MEN BY THESE PRESENTS, that I, LEdemia B. Crosby,

in consideration of One and no/100 (\$1.00) Dollars, and 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 Bertha D. Bentley, her heirs and assigns, forever:

All my interest in all that piece, parcel or lot of land situate, lying and being on the Western side of Grove Road (sometimes referred to as Old Grove Road) in Gantt Township, Greenville County, South Carolina, being a portion of that tract of land as shown on a plat prepared by Dalton & Neves, Engineers, for Aug. W. Smith recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book M at pages 92 and 93, and also being a portion of Tract No. 3 as shown on a plat prepared by Dalton & Neves, Engineers, dated October, 1953, for Ladson A. Mills, and having according to a more recent plat made by C. C. Jones & Associates, dated September 7, 1955, entitled "Property of Bertha D. Bentley" the following metes and bounds:

Beginning at an iron pin on the Western side of Old Grove Road, joint front corner of the premises herein described and Marion Grove Subdivision, now or formerly the property of M.W. Fore, and running thence with the line of the Fore property S. 71-20 W. 200 feet to an iron pin; thence S. 14-53 E. 100 feet to an iron pin; thence N. 71-20 E. 200 feet to an iron pin on the Western side of Old Grove Road; thence with the Western side of Old Grove Road N. 14-53 W. 100 feet to the point of beginning.

This property is conveyed subject to restrictions and easements or rights of way of record, including the easement appurtenant for use of water which was granted under instrument recorded in the R.M.C. Office for Greenville County in Deed Vol. 727 at Page 421, reference to which is hereby craved.

This is the same property conveyed to the grantor herein by the grantee by deed dated August 4, 1982, wherein Bertha D. Bentley reserved a life estate in the above described property unto her during her natural life; said deed recorded in Deed Book 1171, page 504, RMC Office for Greenville County.

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 22nd day of February, 1984

SIGNED, sealed and delivered in the presence of:

Both G. H. H. [Signature]
Lyla A. Serber [Signature]

Ledemia B. Crosby (SEAL)
[Blank line] (SEAL)
[Blank line] (SEAL)
[Blank line] (SEAL)

STATE OF ~~SOUTH CAROLINA~~ VIRGINIA
COUNTY OF INDEPENDENT

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 22nd day of February, 1984

Madison G. T. Donald (SEAL)
Notary Public for South Carolina, Virginia

My commission expires July 13, 1985

Both G. H. H. [Signature]

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER

NOT NECESSARY - FEMALE GRANTOR

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
day of 19

Notary Public for South Carolina.

My commission expires

RECORDED this

MAR 30 1984

at 11:24 a.M.

30262

at 11:24 a.M. No.