

(NTC)

GRANTEE'S MAILING ADDRESS: 312 Burnie Street, Greenville, S. C. 29601
TITLE TO REAL ESTATE—Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MANLY STREET, GREENVILLE, SOUTH CAROLINA

Vol 1209-963

State of South Carolina

Know All Men by These Presents:

COUNTY OF GREENVILLE

That I, Nellie Pearle Young, now Nellie Pearle Young Cook, Executrix of the Estate of Kiney Young, Deceased, in the State aforesaid, in consideration of the sum of One and No/100 (\$1.00) Dollar and devise, XMOLEANS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) ARTHUR LEWIS YOUNG, HIS HEIRS AND ASSIGNS, FOREVER:

All those certain pieces, parcels, or tracts of land in the County of Greenville, State of South Carolina, containing in the aggregate 3 acres and being shown as a 1 acre tract on plat entitled "Survey for Arthur Lewis Young", prepared by R. B. Bruce, RLS, 12 January 1984 and also a 2 acre tract being shown and designated as "Survey for Arthur Lewis Young", prepared by R. B. Bruce, RLS, 12 January 1984, said plats to be recorded herewith, said 2 tracts, when described together, have the following metes and bounds, to wit: BEGINNING at an old iron pin on the northerly side of a 30 foot dirt road (now known as Duffie Road), said iron pin being 3,453 feet, more or less, east of Pollard Road, and running thence N. 5-10 W. 495.5 feet to an old iron pin at corner of Guillory; thence with Guillory N. 80-36 E. 129.8 feet to an old iron pin; thence with property of Jennings and Chapman, S. 20-52 E. 760 feet to an iron pin; thence with property of Kiney Young Estate, N. 62-20 W. 264.8 feet to an iron pin on the southerly side of a dirt road (Duffie Road); thence with the southerly side of dirt road (Duffie Road) 115 feet, more or less, to a point on the southerly side of dirt road (Duffie Road) opposite the beginning point of this tract; thence crossing said dirt road (Duffie Road) N. 5-10 W. 30 feet, more or less, to the point of BEGINNING. 16-65-559.3-1-38.7 out of 559.3-1-38 (1.0ac)
The within 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 conveyance is in compliance with the devise by will of Kiney Young filed in the Probate Court for Greenville County, S. C., Apartment 985, File 6.

The grantee accepts this deed with the 30 foot dirt road shown on the 1 acre plat being held subject to the rights of other heirs to the non-exclusive use thereof for the purpose of ingress, egress, and utilities.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 4th day of April, 19 84

Signed, Sealed and Delivered in the Presence of

Barbara D. Payne

Nellie Pearl Young (Seal)
Nellie Pearl Young
Nellie Pearl Young Cook (Seal)
now Nellie Pearle Young Cook
Executrix of the Estate of Kiney Young, Deceased (Seal)

State of South Carolina

COUNTY OF GREENVILLE

Personally appeared before me 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 4th day of April, A. D., 19 84

Notary Public for South Carolina

MY COMMISSION EXPIRES 10/3/89

Barbara D. Payne

(Grantor is an Executrix)

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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this day of A. D., 19

Notary Public for South Carolina

Cancelled documentary stamps attached: S. C. \$ U. S. \$

Recorded this day of APR 5 1984

31064 4.0000 1:34 p.m.

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