

Grantees' Address: Rt. 1
Motor Boat Club Rd.
Greenville, SC 29611

VGL 1210 PAGE 939

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that RUFUS E. OUZTS

in consideration of Forty Thousand and no/100 (\$40,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William S. Ouzts and Tanya K. Ouzts, their heirs and assigns, forever:

ALL that piece, parcel or tract of land containing .87 acres, more or less, as shown on a plat prepared by Kermit T. Gould, dated April 5, 1984 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a new iron pin on a driveway easement serving said property and running thence S. 83-38 W. 50 feet to a new iron pin; thence turning and running with other property of the Grantor, S. 46-09 W. 150.13 feet to a new iron pin; thence turning and running S. 24-31 E. 200 feet to an iron pin; thence turning and running N. 48-30 E. 200 feet to a new iron pin; thence turning and running N. 25-12 W. 215.7 feet to a new iron pin at the point of beginning.

-13-308- B4.3-1-17.6
OUT OF B4.3-1-17.4

Grantor also grants to Grantees an easement for ingress and egress over and across other property of his to Motor Boat Club Road. Said non-exclusive easement, which is granted in perpetuity, has a width of forty (40) feet adjacent to the property conveyed herein and a width of twenty (20) feet along its remaining section. The lot and the easement is as shown on a plat of the property recorded in Plat Book 16-N at Page 20.

This property is subject to an sewer easement to Berea Public Service District Commission recorded in Deed Book ~~1056~~ at Page ~~321~~ and other easements of record or appearing on the property.

This being a portion of the property conveyed to Rufus E. Ouzts by deed of P. W. Burdine recorded in Deed Book 1073 at Page 825 dated 13 February 1978 and recorded 17 February 1978 in the RMC Office for Greenville Co.

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 20th day of April, 1984

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature: Rufus E. Ouzts] (SEAL)
Rufus E. Ouzts
STATE OF SOUTH CAROLINA (SEAL)
COUNTY OF GREENVILLE (SEAL)
NOTARY PUBLIC (SEAL)
STAMP = 80.00 (SEAL)

STATE OF SOUTH CAROLINA }
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 written deed and that s/he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 20th day of April, 1984

[Signature] (SEAL) *[Signature]*
Notary Public for South Carolina Thomas M. Patrick, Jr.
My commission expires 26 Feb. 1990

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

20 day of April, 1984

[Signature: Cindy Bridges] (SE)
Notary Public for South Carolina

My commission expires 12-4-90 APR 20 1984

RECORDED this day of at 4:28 PM 3/29/84

[Signature: Rufus E. Ouzts]
COUNTY GREENVILLE
44.00

RES 0

4328-11-2