

TITLE TO REAL ESTATE - Offices of Bozeman, Grayson & Smith, Attorneys at Law, Greenville, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville } S.C.

Grantees' Address: 80 Tilbury Way
Greenville, SC

MAY 2 3 52 PM '84

KNOW ALL MEN BY THESE PRESENTS, that The Smith Companies
R.M.C.

in consideration of One hundred seven thousand and no/100-----(\$107,000.00)----- 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

J. FRANK BLACK and MARY M. BLACK, their heirs and assigns, forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 19 of a subdivision known as Stone Glen as shown on plat thereof being recorded in the RMC Office for Greenville County in Plat Book 9-W at Page 46 together with easements as referred to herein and having, according to a more recent survey prepared for J. Frank Black and Mary M. Black, by Arbor Engineering dated April 29, 1984, being recorded in the RMC Office for Greenville County in Plat Book 10 N at Page 53, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Tilbury Way, joint front corner of Lots 18 and 19, which point is approximately 1,000 feet from the intersection of Tilbury Way and Rutherford Road and running thence with joint line of Lots 18 and 19 S. 18-30 W. 123.34 feet to an iron pin; thence S. 70-23 E. 47.91 feet to an iron pin at the corner of Lot 20; thence with the line of Lot 20 N. 18-33 E. 124.11 feet to an iron pin on the southern side of Tilbury Way; thence with Tilbury Way N. 71-18 W. 48.02 feet to an iron pin at the point of beginning. 12-500-275, 1-1-19

GRANTEES, their heirs and assigns forever, are further granted an exclusive easement appurtenant over that adjoining portion of Lot No. 20 (the southwestern portion of the lot) which is enclosed by a fence as is more fully shown on the above mentioned plat. The fenced area is approximately 8 feet wide and approximately 79 feet long. The Grantee shall have the exclusive use of said fenced in area in accordance with the Declaration of Covenants, Conditions, and Restrictions for Stone Glen Subdivision. Said easement shall be perpetual and shall be a covenant running with the land. GRANTOR reserves an easement over the southwestern part of Lot No. 19 which easement lies west

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 30th day of April 19 84
THE SMITH COMPANIES

SIGNED, sealed and delivered in the presence of:

Anna M. Knox
Bruce Bozeman

BY: William E. Smith

(SEAL)
(SEAL)
(SEAL)
(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }
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 30th day of April 19 84

Bruce Bozeman (SEAL)
Notary Public for South Carolina
My Commission Expires: 7-12-89

Anna M. Knox

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }
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)' heirs or 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 _____

Notary Public for South Carolina
My Commission Expires _____

RECORDED this _____ day of _____ 19 _____ at _____ M. No. _____

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