

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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KNOW ALL MEN BY THESE PRESENTS, that I, Benjamin F. Watkins

in consideration of -----Forty Five Thousand and No/100 (\$45,000.00)----- 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 Daniel Raymond Penicaro, and Ellen Penicaro, their heirs and assigns, forever;

All that certain piece, parcel or tract of land and the improvements thereon, located in the County of Greenville, State of South Carolina, being shown and designated as a 1.10 acre tract on a plat entitled "Survey for Benjamin F. Watkins", dated June 25, 1984, by Jeffery M. Plumblee, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 16-21, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Scaly Bark Road, joint front corner of the instant property and property belonging to Grantor, and running thence N. 20-02 W. 181.1 feet to an iron pin; thence continuing along Scaly Bark Road at its intersection with Camelback Road, N. 9-36 E., 44.5 feet to a point on Camelback Road at its intersection with Scaly Bark Road; thence continuing with Camelback Road, N. 36-38 E., 145.6 feet to an old iron pin; thence running S. 42-35 E., 89.3 feet to a point; thence running S. 19-13 E., 200 feet to an old iron pin; thence running S. 19-16 E., 65 feet to an old iron pin; thence running S. 85-16 W. 180.6 feet to the point of beginning.

This being a portion of property acquired by Grantor from Mrs. Joe L. Watkins by deed recorded in the RMC office for Greenville County on June 26, 1956 at Deed Book 555, page 477.

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

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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 16TH day of July 19 84.

SIGNED, sealed and delivered in the presence of:

Benjamin F. Watkins (SEAL)
BENJAMIN F. WATKINS
_____(SEAL)
_____(SEAL)
_____(SEAL)

James J. [Signature]
Frances R. Leitke

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

SWORN to before me this 16th day of July 19 84.

James J. [Signature] (SEAL)
Notary Public for South Carolina 3/30/89
My commission expires: _____

Frances R. Leitke

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER

UNNECESSARY

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 _____ (SEAL)
Notary Public for South Carolina.

My commission expires: _____

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

RECORDED

1328-1-15