

State of South Carolina

TITLE TO REAL ESTATE

GREENVILLE COUNTY

Know All Men by These Presents:

That Marvin C. Jones, Jr. and Robye B. Jones hereafter referred to as Grantor, in consideration of the sum of ONE HUNDRED THOUSAND (\$100,000.) DOLLARS, paid to Grantor by John H. Crabtree, III and Cathy B. Crabtree hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee their heirs and assigns forever:

All that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being at the northwestern corner of the intersection of Berryhill Road with Lake Fairfield Drive, in Greenville County, South Carolina, being shown and designated as the major portion of Lot N. 11 and a small triangular strip of Lot No. 12 on a plat of LAKE FOREST, SECTION 1, made by Piedmont Engineering Service, dated July, 1953, recorded in the RMC Office for Greenville County, S.C., in Plat Book GG, page 17, and having according to a more recent plat thereof made by Freeland & Associates, dated July 12, 1984, entitled "Property of John H. Crabtree, III, the following metes and bounds, to-wit: -12 - 271 - 277 - 2 - 12

BEGINNING at an iron pin on the northwestern side of Lake Fairfield Drive, (said iron pin being located 20 feet southwest from the original joint front corner of Lots Nos. 11 and 12) and running thence with the curve of the northwestern side of Lake Fairfield Drive and Berryhill Road the following courses and distances: S. 15-38 W., 35.6 feet to a point, S. 60-40 W., 52.6 feet to a point, S. 81-54 W., 56.8 feet to a point, and N. 84-10 W., 80 feet to an iron pin; thence with the rear lot line of Lot No. 11, N. 5-32 E., 164.4 feet to an iron pin; thence with the line of Lot No. 12, N. 9-04 E., 25 feet to an iron pin; thence S. 53-10 E., 214.2 feet to an iron pin, the point of beginning.

The above property is the same conveyed to the Grantors by deed of Marvin C. Jones, Jr. and Robye B. Jones to be recorded simultaneously herewith.

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 and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 30<sup>th</sup> day of July, 1988.

Signed, Sealed and Delivered in the Presence of

*[Signature]*

*[Signature]* (Seal)  
Marvin C. Jones, Jr. (Seal)  
*[Signature]* (Seal)  
Robye B. Jones (Seal)  
Grantor

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 30<sup>th</sup> day of July, 1988. *[Signature]* (Seal)  
Notary Public for South Carolina  
My Commission expires January 1, 1991.

STATE OF SOUTH CAROLINA,  
GREENVILLE COUNTY

RENUNCIATION OF DOWER

N/A I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that Mrs. \_\_\_\_\_, wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

*[Signature]* (Seal)  
Notary Public for South Carolina  
My Commission expires January 1, 1991

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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RECORDED

74325 RV 21