

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantees' Mailing Address: Route 3, Box 218
Easley, SC 29640

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KNOW ALL MEN BY THESE PRESENTS, that R. A. HUDGENS AND EVA M. HUDGENS

in consideration of - -THIRTY-EIGHT THOUSAND AND NO/100 (\$38,000.00)- - - - - 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 JAMES C. BAYNE

ALL that lot of land situate on the southeastern side of S.C. Highway No. 253 and on the northeastern side of Hilltop Avenue in the County of Greenville, State of South Carolina, being shown as a tract containing 0.932 ac. on a plat of the property of James C. Bayne dated July 6, 1984, prepared by Freeland & Associates, recorded in Plat Book 10V at page 56 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

- 12 - 235 - 158 - 1-53

BEGINNING at an iron pin on the southeastern side of S.C. Highway No. 253 at the corner of property now or formerly belonging to Finley, and running thence with the Finley property, S. 44-37 E. 119.46 feet to an iron pin; thence S. 40-03 W. 60 feet to an iron pin; thence S. 33-25 W. 134.15 feet to an iron pin; thence S. 51-58 W. 75 feet to an iron pin on Hilltop Avenue; thence with the right of way of Hilltop Avenue N. 37-33 W. 174.20 feet to an iron pin; thence N. 9-00 E. 20.63 feet to an iron pin; thence N. 55-34 E. 231.07 feet to the point of beginning.

This is a portion of the property conveyed to the grantors by deed of Blanche Thomason recorded on March 24, 1961, in Deed Book 670 at page 386 in the R.M.C. Office for Greenville County.

This conveyance is subject to any and all existing easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises.

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 1984.

SIGNED, sealed and delivered in the presence of:

Glenda C. Belue
Donald R. McAlister

R. A. Hudgens (SEAL)
R. A. Hudgens
Eva M. Hudgens (SEAL)
Eva M. Hudgens

_____ (SEAL)

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.

Donald R. McAlister (SEAL)
Notary Public for South Carolina
My commission expires: 6-15-89

Glenda C. Belue

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, 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 6th day of July 1984.

Notary Public for South Carolina. (SEAL)
My commission expires: 6-15-89

Eva M. Hudgens

RECORDED this _____ day of _____ 19____, at _____

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James C. Bayne
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RECORDED

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