

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, John David Cox

in consideration of One and no/100 (\$1.00) Dollars,
 and assumption of mortgage to Southeast Mortgage Company in the amount of \$27,814.00
 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 R. Burns and Malissa R. Burns, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate lying, and being in the State of
 South Carolina, County of Greenville, lying on the North side of Oak Street (also known as
 Fairbanks Street) and being more particularly described according to plat prepared by
 Robert R. Spearman, Surveyor, dated March 22, 1984 and recorded in Plat Book 10-L, at Page
 21 in the R.M.C. office for Greenville County, South Carolina as having the following
 measurements and boundaries, to-wit:

(12) - 235 - 158 - 1 - 51.4
 BEGINNING at a point on the North side of Oak Street, the Southwest corner of the herein
 described lot and common front corner of the herein described lot and property now or
 formerly of Valentine; thence running along the common line of said tracts North 44-05 West
 115.0 feet to a point; thence running along the common line of the herein described tract
 and property now or formerly of Chapman North 45-53 East 123.36 feet to a point; thence
 running along the Western side of an unopen street South 43-24 East 115.0 feet to a point
 on the North side of Oak Street; thence running along the North side of Oak Street South
 45-53 West 122.0 feet to the point of BEGINNING.

The above property is subject to any and all easements and/or rights of way for roads,
 utilities, drainage, etc. as may appear of record and/or on the premises, and to any
 covenants, restrictions or zoning ordinances affecting such property as appear of record.

The above described property is the same conveyed to J. David Cox from Clyde E. Chapman by
 deed dated March 28, 1984 and recorded in Deed Book 1209, at Page 195 in the R.M.C. Office
 for Greenville County, South Carolina.

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 grantees(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 grantees(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 24th day of August 1984.

SIGNED, sealed and delivered in the presence of:

James R. Burns
Malissa R. Burns

John David Cox
 John David Cox

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
 COUNTY OF PICKENS }

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 24th day of August 1984.

James R. Burns
 Notary Public for South Carolina

(SEAL)

Malissa R. Burns

My commission expires: 2-12-85

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(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 _____

(SEAL)

Notary Public for South Carolina.

My commission expires: _____

RECORDED this _____ day of _____

AUG 30 1984

12:30 P/

M.S.

6059

9656

4325 (W-2)