

Grantee's Address: Route 1, Country Place, Anderson, S. C. 29621

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

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

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KNOW ALL MEN BY THESE PRESENTS, that SETH WARD SCRUGGS AND MARY C. THOMASON

In consideration of FORTY-SIX THOUSAND AND NO/100--\$ 46,000.00-----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 EVERETTE H. NEWMAN, TRUSTEE # 11, pursuant to a Trust Agreement dated October 12, 1984, his successors and assigns forever:

ALL those pieces, parcels or lots of land situate, lying and being in the County of Greenville, City of Greenville, State of South Carolina, known and designated as Lots 1 and 2 according to a plat of Estate of J.B. Scruggs, which plat is recorded in the RMC Office for Greenville County in Plat Book H at Page 78, and having, according to a more recent plat, entitled "Property of L. S. Spinks" prepared by Carolina Surveying Company, dated October 4, 1984, and recorded in the RMC Office for Greenville County in Plat Book 11-Cat Page 30, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern right-of-way of Easley Bridge Road at a joint corner with property of F.B. Bozeman Estate, said iron pin being 245.1 feet from the intersection of Easley Bridge Road with Pendleton Street and running along the northern right-of-way of Easley Bridge Road S. 62-30 W. 53.7 feet to a nail and cap; thence continuing along the northern right-of-way of Easley Bridge Road S. 67 05 W. 53.7 feet to an old iron pin; thence running along a joint line with Lot 3, N. 13 57 W. 174.4 feet to an iron pin on the southern side of a 12 foot alley; thence running along the southern side of said 12 foot alley N. 83-58 E. 110 feet to an old iron pin, thence running along a joint line with property of F.B. Bozeman Estate S. 12 25 E. 138.35 feet to an iron pin on the northern side of Easley Bridge Road, being the point of beginning.

26-500-77-2-3 & 4 NOTE

ALSO:

All of Grantor's right, title and interest in and to the aforesaid 12 foot alley and the rights of ingress and egress across said alley as appears more fully on the aforesaid plat.

This is the same property conveyed to Rupert Scruggs and Seth W. Scruggs by deed of E. Inman, Master, dated January 5, 1928 and recorded in the RMC Office for Greenville County

(CONTINUED ON REVERSE PAGE)

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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 15th day of October 1984

SIGNED, sealed and delivered in the presence of:

W. Lindsey Smith (SEAL)
Judy Adams (SEAL)

Seth Ward Scruggs (SEAL)
Mary C. Thomason - Life Tenant (SEAL)
Mary C. Thomason (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) 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 15th day of October 1984

W. Lindsey Smith (SEAL)
Notary Public for South Carolina
My Commission Expires 8-31-87

Judy Adams (SEAL)

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 whatsoever, 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 (SEAL)
My Commission Expires

RECORDED this day of 19 M. No.

5040

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