

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

KNOW ALL MEN BY THESE PRESENTS, that BOB R. JANES

DEC 4 4 30 PM '84

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In consideration of One Dollar (\$1.00) and assumption of mortgage listed below--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 William C. Buchanan and Elsie J. Buchanan

All that piece, parcel or lot of land with all buildings and improvements thereon, situate lying and being in Cleveland Township, Greenville County, South Carolina, on the north-western side of Chestnut Ridge Road being known and designed as lot no. 6 and a portion of lot no. 7 as shown on a plat entitled BEATTIE HEIGHTS, SECTION ONE OF S. C. BEATTIE ESTATE made by Terry T. Dill, dated March 30, 1959, recorded in the RMC Office for Greenville County, South Carolina in Plat Book MM at Page 117 and having according to a more recent survey thereof entitled PROPERTY OF BOB R. JANES made by Freeland & Associates dated October 28, 1983, recorded in Plat Book 10D at Page 66 the following metes and bounds, to-wit:

- 7 - 399 - 51416 - 1 - 6

BEGINNING at an iron pin on the northwestern side of Chestnut Ridge Road at the joint front corner of lots nos. 5 and 6 running thence along the northwestern side of Chestnut Ridge Road, S. 48-45 W. 110.0 feet to an iron pin in the front line of lot no. 7; thence along a new line through lot 7, N. 41-15 W. 200.0 feet to an iron pin; thence N. 48-28 E. 110.0 feet to an iron pin at the joint rear corner of lots nos. 5 and 6; thence along the common line of said lots, S. 41-15 E. 200.0 feet to an iron pin on the northwestern side of Chestnut Ridge Road, the point of beginning.

The above described property is the same conveyed to the Grantor by deed of William C. Buchanan recorded August 29, 1983 in Deed Book 1195 at page 227 and by deed of Joe G. Thomason as recorded November 1, 1983 in Deed Book 1199 at page 650 and hereby conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats, and other instruments of public record and actually existing on the ground affecting said property.

As a further part of the consideration for the granting of the deed the grantees herein named agree and assume that certain mortgage given to the Kissell Co. in the original amount of \$33,216.00 as recorded in Mortgage Book 1633 at page 653 with a present balance of \$33,110.52. (SEE BACK)

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 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 grantee(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 4th day of December, 1984

SIGNED, sealed and delivered in the presence of:

Bob R. Janes (SEAL)
Perry S. Luth (SEAL)
Martha Parker (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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of December 1984

Demire B. Luth (SEAL)

Notary Public for South Carolina.

My commission expires March 24 1990

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

RENUNCIATION OF DOWER

Not Necessary

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

4th day of December 19 84

Notary Public for South Carolina.

My commission expires

RECORDED this day of 19, at M., No

