

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
JAN 10 10 07 AM '85

KNOWN ALL MEN BY THESE PRESENTS, I, Ethel I. Ayers,

in consideration of Five and No/100 ^{DOHNIE S. JAMESLEY} (\$5.00) Dollars,
and love and affection

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 Lee Ayers, his heirs and assigns forever:

ALL that piece, parcel or lot of land with the improvements thereon situate, lying and being in Monaghan Mills Village, Greenville County, South Carolina, and being more particularly described as Lot No. 80, Section 1, as shown on a plat entitled "Subdivision for Victor-Monaghan Mills, Greenville, S.C.," made by Pickell & Pickell, Engineers, Greenville, South Carolina, on December 20, 1948, and recorded in the R.M.C. Office for Greenville County in Plat Book S, at Pages 179-181, inclusive. According to said plat, the within described lot is also known as No. 19, Frost Street and fronts thereon 75 feet. And being the same property described in a deed from James Lee Ayers to Ethel I. Ayers dated February 24, 1975, and recorded in the R.M.C. Office for Greenville County, South Carolina, on February 28, 1975, in Deed Book 1015 at Page 125.

This property is subject to existing easements, restrictions and rights-of-way upon or affecting said property.

The Grantor herein shall not be responsible for any taxes imposed on the premises being conveyed for the period of its ownership occasioned by future changes in land use.

The mailing address of the Grantee is: 206 West Kelly Drive, Novato, California 94947.

13-235-137-2-8

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 _____ day of _____ 1984

SIGNED, sealed and delivered in the presence of:

E. Mark Halburn 1st Witness
Jail A. Amberg 2nd Witness

Ethel I. Ayers (SEAL)

_____ (SEAL)

STATE OF SOUTH CAROLINA } *California* PROBATE
COUNTY OF GREENVILLE }

Alameda 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 named and (s)he (s)he (s)he witness subscribed above witnessed the execution thereof.

SWORN to before me this 2 day of January 1984

Walter R Terry (SEAL)
Notary Public for South Carolina *California*
My commission expires: 25 Nov 1986

WALTER R TERRY
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My comm. expires NOV 29, 1985
E. Mark Halburn
Signature of 1st Witness - NOT NOTARY
(Witness must sign in presence of Notary)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY
COUNTY OF GREENVILLE } WOMAN GRANTOR

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 _____ day of _____ 19 _____

Notary Public for South Carolina. My commission expires: _____
RECORDED this _____ day of JAN 8 1985 at 10:07 A/ M., No. 20210

587

1328-11-21