

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.

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JAN 16 2 08 PM '76

KNOW ALL MEN BY THESE PRESENTS, that

DONNIE S. TANKERSLEY
R.M.C.

J. W. SHELNUTT

in consideration of One Dollar (\$1.00) and love and affection----- 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 Ronald H. Shelnett, his heirs and assigns forever.

ALL that piece, parcel or lot of land, located, lying and being in the County of Greenville, State of South Carolina, being a portion of Lot No. 2 as shown on plat of Avice Dale recorded in the RMC Office for Greenville County in Plat Book B at Page 53, and having, according to a more recent plat thereof entitled Property of Ronald H. Shelnett, dated October 15, 1975, prepared by Jones Engineering Service recorded in the RMC Office for Greenville County in Plat Book 5 Q at Page 34, the following metes and bounds, to-wit:

BEGINNING at a point in the Northwestern side of Avice Dale Drive at the joint front corner of the property herein conveyed and other property of the Grantee and running thence N. 62-50 W. 221.8 feet to a point; thence S. 28-30 W. 40 feet to a point at the corner of other property of the Grantor; thence S. 73-01 E. 225.9 feet to a point on Avice Dale Drive, the point and place of BEGINNING. PT OF 245-1-5.17 → 0.12 Ac
- 166 - OUT OF 245-1-5.B

This being a portion of the property conveyed to the Grantor herein by deed dated February 15, 1968, from R. B. Hopkins and Lillian Hopkins and recorded in the RMC Office for Greenville, S. C. in Book 838, Page 01.

This conveyance is made subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground affecting the above described property and to Greenville County property taxes for the year 1976 and all subsequent years, which the Grantee herein assumes and agrees to pay.

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 assigns against the grantor(s) and the grantor'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 14th day of January 19 76

SIGNED, sealed and delivered in the presence of

J. W. Shelnett (SEAL)
J. W. Shelnett (SEAL)

_____ (SEAL)

James C. Blakely, Jr.
Mary S. Rose

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 14th day of JANUARY 1976

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11-9-81

Mary S. Rose

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 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 14th day of January 1976
Mary S. Rose (SEAL)
Notary Public for South Carolina
My commission expires: 11-9-81
RECORDED this 14th day of January 1976

Myrtle B. Shelnett

RECORDED JAN 16 '76 2:08 P.M., No. 15111