

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:

1012 - 1955

KNOW ALL MEN BY THESE PRESENTS, that

JOHN T. JAMES and SARAH N. JAMES

in consideration of ONE THOUSAND (\$1,000), DOLLARS 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 THOMAS EDWARD JAMES AND RHONDA LEONARD JAMES, THEIR HEIRS & ASSIGNS FOREVER:

ALL that piece, parcel or lot of land, with all improvements thereon, situate in Greenville County, State of South Carolina, containing three and 24/100 (3.24) acres, more or less, and having the following meter and bounds, according to a plat made by C. C. Kiddle, May 21, 1977, to-wit:

COMMENCING at an iron pin on the northern side of Lowndes Drive and running thence along the northern side of said drive, N. 15-15 W., to corner of Martindale property; thence continuing on said course along said Martindale property, for a total distance along said drive and said Martindale property of 427.4 feet to an iron pin; thence along another line of said Martindale property, N. 22-00 E., 221.0 feet to an iron pin; thence S. 15-00 E., 330.25 feet to an iron pin; thence S. 24-37 W., 427.4 feet to the beginning corner. The other portion of the said Clark tract lies to the east of the land just described, and is shown on said plat, and according thereto contains 3.00 acres.

This is the identical property conveyed to the grantors by deed of Malcolm G. Sanders, recorded in the RMC office for Greenville County in deed book 504 at page 425 on February 17, 1970.

This conveyance is made subject to any restrictions of record, easements, rights of way, zoning ordinances, etc. which may appear of record, on the plat and/or on the premises.

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) does 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 whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantee's hand(s) and seal(s) this 31st day of January, 1978.

SIGNED, sealed and delivered in the presence of  
John T. James (SEAL)  
JOHN T. JAMES (SEAL)  
Sarah N. James (SEAL)  
SARA N. JAMES (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor's act and deed, deliver the within written deed and that she, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 31st day of January, 1978.  
H. Michael James (SEAL)  
Notary Public for South Carolina  
My commission expires 1/24/83  
Barbara M. Sperry

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF GREENVILLE }

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 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 31st day of January, 1978.  
H. Michael James (SEAL)  
Notary Public for South Carolina  
My commission expires 1/24/83  
Sara N. James  
SARA N. JAMES

RECORDED this 1st day of FEB 1, 1978, at 2:07 P. M. No. 201

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