

7 Mallard Street, Greenville, S.C. 29601  
 TITLE TO REAL ESTATE prepared by McDONALD, COX AND ELROD, Attorneys at Law  
 STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }  
 VOL 1168 PAGE 553  
 3 05 PM '79  
 R.M. C. OFFICE  
 LAWYERS  
 R.M. C.

KNOWN ALL MEN BY THESE PRESENTS, that JOSEPH R. BRYSON AND VIRGINIA M. BRYSON

in consideration of THIRTY TWO THOUSAND AND NO/100 (\$32,000.00)-----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 JANICE ANN BANKS, her heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the eastern side of Mallard Street in the City of Greenville, County of Greenville, State of South Carolina, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Mallard Street, which iron pin is 140 feet from Pendleton Street, at the joint corner of a lot now or formerly owned by Mrs. Iola C. Wyatt, and running thence with the line of the Wyatt Property and parallel with Pendleton Street, 125 feet to an iron pin; thence in a southerly direction 50 feet to an iron pin; thence in a westerly direction 125 feet in a line parallel to Pendleton street, to an iron pin on Mallard Street; thence along the easterly side of Mallard Street in a northerly direction 50 feet to the point of beginning.

This is the same property conveyed to the Grantor, Joseph R. Bryson by deed of J. B. Waldrop dated October 14, 1952 and recorded in the R. M.C. Office for Greenville County in Deed Book 465 at Page 37. Property conveyed to the Grantor, Virginia M. Bryson by deed of S. M. Wilkes dated May 12, 1959 and recorded in Deed Book 625 at Page 24 on May 15, 1959. Virginia M. Bryson subsequently conveyed her one-half interest to Joseph R. Bryson on March 13, 1963 in Deed Book 718 at Page 214. On December 25, 1977 Joseph R. Bryson conveyed a one-half interest to Virginia M. Bryson by deed recorded in Deed Book 1050 at Page 35 on January 25, 1977.

This conveyance is made subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises.

(26) 500-80-5-3.1

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 2nd day of August 19 79.  
 SIGNED, sealed and delivered in the presence of:  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

STATE OF SOUTH CAROLINA }  
 COUNTY OF GREENVILLE }  
 DOCUMENTARY STAMP  
 6 3 00 79

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of August 19 79.  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 11/4/80

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, 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 2nd day of August 1979  
 \_\_\_\_\_ (SEAL)  
 Notary Public for South Carolina  
 My commission expires: 11/4/80

RECORDED this 3 day of AUG. at 3.05 P.M. 1979

GREENVILLE COUNTY TAX 35.20

0.553

4328 RV-2