

GREENVILLE S.C. FILED SEP 4 2 45 PM '79 DONNIE S. TANKERSLEY R.M.C.

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thompson, 410 E. Washington St., Greenville, S.C. Grantee(s) Mailing Address: Mary Willis Rice 5 Cope Circle Greenville S.C. 29609

KNOW ALL MEN BY THESE PRESENTS, that I, MARY FRANCES WILLIS (now MARY WILLIS RICE)

In consideration of One Dollar 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 Mary Willis Rice and Francis Barnard Rice, their heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, and being shown as Lot No. 3 on a plat of Cope Heights, recorded in the R.M.C. Office for Greenville County and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Cope Circle at the joint front corner of Lots 3 and 4 and running thence with the common line of said lots N. 85-45 E. 157.8 feet to an iron pin, thence N. 28-48 W. 135.8 feet to an iron pin on the southerly side of Cope Circle; thence with said Circle S. 62-18 W. 125 feet to an iron pin; thence around a curve in said Circle, the chord of which is S. 17-70 W. 35.6 feet to an iron pin on the easterly side of said Circle; thence S. 27-59 E. 28.4 feet to an iron pin; thence S. 21-50 E. 15.3 feet to the point of BEGINNING.

(12) 301-436-3-44

This is the same property conveyed to John G. Willis and Mary Frances Willis on February 13, 1963 by Homer Sytles and recorded in Deed Book 717 at Page 112 in the R.M.C. Office for Greenville County. The said John G. Willis died testate on December 1, 1972 as will be seen in Apartment 1259, File 6 in the Probate Court for Greenville County leaving his one-half interest in the above-described property to his wife, Mary Frances Willis. The said Mary Frances Willis has subsequently remarried and by this Deed and to clear up the records and to convey a one-half interest in the above-described property to her present husband, Francis Barnard Rice, has executed this Deed. It is the intent of this Deed for the said Mary Willis Rice and Francis Barnard Rice to each own an undivided one-half interest in this property.

SEE REVERSE SIDE *

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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs, successors and assigns against the grantor(s) and the grantor(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 4th day of September 1979

SIGNED, sealed and delivered in the presence of:

Judy M. Jeffers (Notary Public) Mary Frances Willis (now Mary Willis Rice) (SEAL)

STATE OF SOUTH CAROLINA } PROBATE COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor(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 4th day of September 1979.

Judy M. Jeffers (Notary Public for South Carolina) My commission expires: 6/15/89 (SEAL)

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY - FEMALE GRANTOR 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, 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 4th day of September 1979.

Judy M. Jeffers (Notary Public for South Carolina) My commission expires:

RECORDED this 4th day of September 1979, at Greenville, S.C., No. 436