

RT 2 May 29
10/10/83 S.C. 22687

LAW OFFICES OF BRADSEY, LATHAN, FAYSSOUX, SMITH & BARBARE, P.A., GREENVILLE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
434 PH '83

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TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that We, HENRY HOYT HAMMOND, JR. and BETTY JANE HAMMOND TRAYNHAM, individually, and DILLARD A. TRAYNHAM, as Executor of the Estate of Henry Hoyt Hammond,

in consideration of Forty-two Thousand and NO/100-----(\$42,000.00)----- 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

ARTHUR LEE BROWN, his heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northwestern side of State Highway No. 290, formerly No. 415, (Greer-Locust Hill Road) near Double Springs Church, O'Neal Township, and being shown and designated as Lot No. 48, Section 1 of Paris View, according to a survey and plat thereof by J.D. Calmes, dated April, 1961, recorded in the R.M.C. Office for Greenville County in Plat Book VV at Page 101, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of said Highway, corner of Lots Nos. 48 and 49 and running thence along said Highway, S. 58-53 E., 156.5 feet to an iron pin; thence N. 47-28 E., 165.6 feet to an iron pin; thence N. 50-25 W., 180.7 feet to an iron pin, corner of Lot No. 49; thence along the line of Lot No. 49, S. 37-38 W., 187.3 feet to the beginning corner.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

This is the same property as conveyed to Henry H. Hammond and Eunice W. Hammond by Deed of Cecil R. Turner recorded in the R.M.C. Office for Greenville County in Deed Book 1091 at Page 835 on November 14, 1978. Eunice W. Hammond died testate on February 2, 1982 leaving a life estate in her interest in said property to Henry Hoyt Hammond, remainder to Henry Hoyt Hammond, Jr. and Betty Jane Hammond Traynham. (See Probate Court Apt. 1695, file 28) Henry Hoyt Hammond subsequently died testate on August 22, 1982 leaving his interest to Henry Hoyt Hammond, Jr. and Betty Jane Hammond Traynham. (See Probate Court Apt. 1719, file 13)

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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 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 22nd day of March, 19 83.

SIGNED, sealed and delivered in the presence of:
Witnesses to all:

Christine B. Giles
H. Barry Axford

Henry Hoyt Hammond, Jr. (SEAL)
Henry Hoyt Hammond, Jr.
Betty Jane Hammond Traynham (SEAL)
Betty Jane Hammond Traynham
Dillard A. Traynham (SEAL)
Dillard A. Traynham, as Executor of
the Estate of Henry Hoyt Hammond (SEAL)

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 22nd day of March, 19 83.

H. Barry Axford (SEAL)
Notary Public for South Carolina.

My commission expires 3-16-88

Christine B. Giles

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 22nd day of March, 19 83.

H. Barry Axford (SEAL)
Notary Public for South Carolina.

My commission expires 3-16-88

Martha B. Hammond

RECORDED this _____ day of _____, 19____, at _____ M., No. _____

(CONTINUED ON NEXT PAGE)

