

GROSS & GAULT, Attorneys at Law

GRANTEE'S ADDRESS:

FILED
GREENVILLE

104 Hillpine Drive
Simpsonville, SC 29681

BOOK 1198 PAGE 521

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 14 10 10 AM '83

JOHNIE R. HAY

KNOWN ALL MEN BY THESE PRESENTS, that PHYLLIS R. OWEN

in consideration of ONE (\$1.00) DOLLAR, 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

BAETY O. GROSS, JR. and EDITH C. GROSS, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the Town of Simpsonville, Greenville County, South Carolina and being known as the rear portion of Lot 109, Poinsettia Subdivision, Section III, shown in Plat Book PPP at Page 141; and more particularly shown on a plat prepared for Baety O. Gross, Jr. and Edith C. Gross by R. B. Bruce, RLS, dated September 13, 1983 and recorded in the RMC Office for Greenville County in Plat Book 10-15 at Page 94 and having, according to the latter plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin, at joint original corner with Lot 97 and Lot 96, and running thence S. 48-04 E., 102.3 feet to an old iron pin; thence turning and running N. 55-36 W., 106.7 feet to an iron pin; thence N. 3-24 W., 5.2 feet to an iron pin; thence turning and running N. 76-52 E., 12.6 feet to an old iron pin at the point of beginning.

This is a portion of property conveyed to the Grantor by deed of Jan T. Stover dated June 26, 1979 and recorded in Deed Book 1106 at Page 379 on July 9, 1979.

This conveyance is made subject to any restrictions, right-of-ways, or easements that may appear of record, on the recorded plats or on the premises.

18(899) Pr. to = 318.1-1-8 → 0.017A
OUT OF = 318.1-1-20

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 13th day of October 19 83
SIGNED, sealed and delivered in the presence of:

Janina K. Brown (SEAL)
Phyllis R. Owen (SEAL)

_____ (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(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 13th day of October 19 83

Cheryl Wallace (SEAL) Janina K. Brown
Notary Public for South Carolina
My commission expires: 10-2-91

STATE OF SOUTH CAROLINA } NO RENUNCIATION OF DOWER NECESSARY
COUNTY OF Greenville } FEMALE GRANTOR

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 19 _____ day of _____ 19 _____ (SEAL)

Notary Public for South Carolina.
My commission expires: _____
RECORDED this _____ day of OCT 14 1983 19 _____ at 10:00 A.M., No. _____

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