

KNOW ALL MEN BY THESE PRESENTS, WE, GEORGE M. SPARKS, JR. AND JULIA T. SPARKS
R.M.C.

in consideration of -----SIXTY ONE THOUSAND FIVE HUNDRED AND NO/100----- 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 JOHN E. BURNS AND CLAUDIA J. BURNS, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 20 on a plat of CANTERBURY HILLS, (Unit 1), recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book MM at Page 150, and having, according to a more recent plat prepared by Freeland and Associates, dated December 15, 1983, entitled "Property of John E. Burns and Claudia J. Burns", the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 20 and 21 and running thence S. 45-23 E. 154.22 feet to an iron pin; thence turning and running S. 46-54 W. 105.0 feet to an iron pin; thence running with the line of Lot 19, N. 43-07 W. 145.60 feet to an iron pin; thence turning and running with Camelback Road, N. 48-10 E. 22.01 feet to an iron pin; thence continuing with said Road, N. 40-14 E. 77.42 feet to an iron pin, the point of BEGINNING.

THIS is the same property conveyed to the Grantors herein by deed of Alfred C. Mann, dated March 31, 1961 and recorded April 12, 1961 in the R.M.C. Office for Greenville County in Deed Book 671 at Page 522.

THIS conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above described property.

Grantee's Address:
3 Camelback Road
Greenville, S. C. 29609



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 15th day of December, 19 83

SIGNED, sealed and delivered in the presence of:

George M. Sparks, Jr. (SEAL)
Julia T. Sparks (SEAL)
Julia T. Sparks (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 15th day of December 19 83

Notary Public for South Carolina

My commission expires 10-02-91

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

15th day of December 19 83

Notary Public for South Carolina

My commission expires

RECORDED this day of DEC 16 1983 at 11:46 A/M., No. 19210

(13) - 311-428-1-82

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