

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that Douglas M. Durkee

in consideration of Ten (\$10.00) Dollars, 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 Janis R. Durkee, her heirs and assigns forever, an undivided

one-half interest in and to the following: ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 94, Winding Way, Peppertree Subdivision, Section No. 3, as shown on a plat dated December 14, 1972, recorded in Plat Book 4X at Page 4, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southern side of the right-of-way of Winding Way, a joint corner of Lots No. 95 and 94; thence along said right-of-way N 86-29 E 85 feet to an iron pin; thence S 1-41 E 150 feet to an iron pin; thence S 86-18 W 75.4 feet to an iron pin; thence N 5-16 W 150 feet to an iron pin, the point of beginning.

THIS property is subject to the Amended Declaration of Covenants, Conditions, and Restrictions recorded in the Office of the RMC for Greenville County in Deed Book 978 at Page 895, and to any other restrictions, easements and rights-of-way of record, including a five foot drainage and utility easement along side and rear lot lines, also subject to a 25' sanitary sewer right-of-way which traverses a portion of the rear lot line.

This is the same property conveyed to the Grantor herein by general warranty deed of Douglas Dodd Griffeth and Maureen R. Griffeth and recorded in the RMC Office for Greenville County on December 1, 1981 in Deed Book 1158 at Page 913.

11(276) T27.1-1-150

Grantee's Address: 1719 Winding Way, Taylors, SC 29687

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 10 day of February, 19 84

SIGNED sealed and delivered in the presence of:

Handwritten signatures of Douglas M. Durkee and Sandra J. Henderson, each followed by a line and the word (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 10 day of February 1984

Handwritten signature of Sandra J. Henderson, followed by a line and the word (SEAL).

Notary Public for South Carolina.

My commission expires 9-29-92

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

Unnecessary - Grantee is Wife of 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 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

day of 19

(SEAL)

Notary Public for South Carolina.

My commission expires

21061

RECORDED this day of FEB 10 1984 at 9:32 A/ M., No.

GCTO -----3 FE10 84 001 4.0000