

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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Mr. and Mrs. Richard S. Arvai
1100 Kenilworth Drive
Greenville, S. C. 29601

KNOW ALL MEN BY THESE PRESENTS, that James K. Semones and Frances B. Semones

in consideration of Thirty-eight Thousand Five Hundred and No/100 (\$38,500.00) 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 Richard S. Arvai and Ellen M. Arvai, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with improvements thereon, situate, lying and being on the northwestern side of Kenilworth Drive being shown and designated as Lot No. 12 on a plat of Section 4, Wellington Green made by Piedmont Engineers & Architects, October 2, 1968 and recorded in the R.M.C. Office for Greenville County in Plat Book WWW at Page 36 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Kenilworth Drive at the joint front corner of Lots 12 and 13 and running thence along the common line of said lots N. 50-50 W., 153.2 feet to a point; thence with Brushy Creek as the line N. 54-03 E., 140.0 feet to a point; thence along the common line of Lots 11 and 12, S. 48-76 E., 117.25 feet to a point on the northwestern side of Kenilworth Drive; thence along said Kenilworth Drive S. 39-10 W., 130 feet to the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions, and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property. — 271-541.4-1-139

The Grantees assume and agree to pay Greenville County property taxes for the year 1976 and all subsequent years.

This is the same property conveyed to the Grantors herein by deed of Jack E. Shaw Builders, Inc. recorded in the R.M.C. Office for Greenville County on December 13, 1971 in Deed Book 931 at Page 446.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' heirs or successors and assigns against the grantor(s) and the grantor(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 28th day of September 1976.

SIGNED, sealed and delivered in the presence of

Frances V. Bagwell
James C. Blakely, Jr.

James K. Semones (SEAL)
Frances B. Semones (SEAL)



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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 written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 28th day of September 1976.

James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Frances V. Bagwell (SEAL)

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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)' heirs or 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

28th day of September 1976.
James C. Blakely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Frances B. Semones

RECORDED this 29 day of SEP 29 1976 at 4:57 P. M. No. 8760

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