

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

BOOK & PAGE: 1045 158
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Shirley S. Frampton

in consideration of Thirty-five Thousand (\$35,000.00)-----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 Jay W. McGirt and Denise H. McGirt, their heirs and assigns, forever:

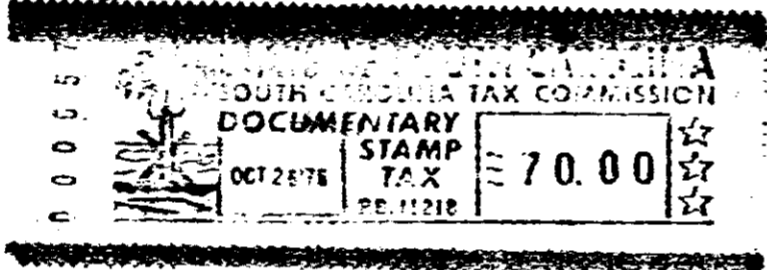
All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, South Carolina, being known and designated as Lot No. 51 Sunset Hills, plat of which was prepared by R. E. Dalton dated December, 1945, and recorded in the RMC Office for Greenville County in Plat Book P at Page 19 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Seminole Drive at the joint front corner of Lots 50 and 51 which iron pin is 75 feet in a southeasterly direction from the intersection of Seminole Drive and Waccamaw Avenue and running thence with the joint line of said lots N 48-50 E 175 feet to an iron pin; thence S 41-10 E 75 feet to an iron pin at the joint rear corner of Lots 51 and 52 and running thence with the joint line of said lots S 48-50 W 175 feet to an iron pin on the northeastern side of Seminole Drive and running thence with the said side of Seminole Drive N 41-10 W 75 feet to an iron pin, the point of beginning. - 519-221-1-97

This is the same property conveyed to the grantor herein by deed of William H. Hughes recorded in the RMC Office for Greenville County on November 27, 1973 in Deed Book 988 at Page 757.

GRANTEES' ADDRESS:

165 Seminole Drive, Greenville, S.C. 29605



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 26th day of October 1976

SIGNED, sealed and delivered in the presence of:

[Signature]
Dandra Lee

[Signature]
Shirley S. Frampton (SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
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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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 26th day of October 1976

[Signature]
Notary Public for South Carolina (SEAL)

[Signature]
Dandra Lee

My commission expires: 5-22-83

STATE OF SOUTH CAROLINA }
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RENUNCIATION OF DOWER NOT NECESSARY
GRANTOR FEMALE

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 _____

(SEAL)

Notary Public for South Carolina.

My commission expires: _____

RECORDED this _____ day of OCT 26 1976 19 at 4:35 P. M., No. 11299

7642 OCT 26M

200M

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