

HORTON, DRAWDY, MARCHBANKS, ASHMORE, CHAPMAN & BROWN, P.A. 207 PETTIGRU STREET, GREENVILLE, S.C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Connie K. Boger
Rt 3, Box 177
Simpsonville, S.C.

VAL 10:16 107

KNOW ALL MEN BY THESE PRESENTS, that Charles Kellett

in consideration of Ten and No/100 (\$10.00) and the creation of a gift _____ 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 **Connie Kellett Boger, her heirs and assigns forever:**

ALL that certain piece, parcel or tract of land located, lying and being in the County of Greenville, State of South Carolina containing 4.46 acres, more or less, as shown on plat entitled "Property of Connie Kellett Boger" dated October, 1976, prepared by James L. Strickland, R.L.S., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 5-6 at Page 94 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point within the right of way of Fork Shoals Road at the joint front corner of the within tract and other property of the Grantor and running thence along a 20 foot strip S. 69-40 W., 863.6 feet to a point; thence N. 20-20 W., 401.4 feet to an iron pin in the line of property now or formerly of J. P. and Agnes C. Kellett; thence S. 69-45 W., 420 feet to an iron pin; thence S. 20-20 E., 422.1 feet to an iron pin; thence N. 69-40 E., 1,278.5 feet to a point in or within the right of way of Fork Shoals Road; thence N. 6-00 W., 20.6 feet to a point in Fork Shoals Road, the point and place of beginning.

This is a portion of the property conveyed to J. P. Kellett and Charles Kellett by the Federal Land Bank of Columbia recorded June 5, 1941 in Deed Book 152 at Page 32. J. P. Kellett subsequently conveyed his one-half interest in and to the above described property to the Grantor herein by deed recorded February 7, 1947 in Deed Book 307 at Page 40.

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.

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 assigns against the grantor(s) and the grantor(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 16th day of November 19 76.

SIGNED, sealed and delivered in the presence of

Charles Kellett (SEAL)

Sue J. Newton (SEAL)

Betty B. Jenkins (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 16th day of November 19 76.

Calvin Kellett (SEAL)
Notary Public for South Carolina

Sue J. Newton

My commission expires: May - 8 78

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

16th day of November 19 76
Calvin Kellett (SEAL)
Notary Public for South Carolina

Sue Kay Jenkins Kellett

My commission expires: _____
RECORDED this 16 day of November 19 76 at Greenville S.C. No. 10000

RECORDED NOV 17 76 At 3:35 P.M.

0.30.31

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