

GREENVILLE CO. S. C.

SEP 2 10 25 AM '77

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TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 110 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Grantees' address: 24 Ravensworth Road
Taylors, South Carolina 29687

KNOW ALL MEN BY THESE PRESENTS, that Roger L. Frank and Jane A. Frank

in consideration of Thirty-Nine Thousand and No/100ths (\$39,000.00) Dollars-----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 Beresford I. Wixey and Lily M. Wixey, their heirs and assigns forever,

ALL that piece, parcel or lot of land in Greenville County, South Carolina, at the southwest corner of Ravensworth Road and Brook Glenn Gardens being shown as Lot 23 on plat of Brook Glenn Gardens recorded in Plat Book JJJ at Page 85 and being more fully described, as follows:

BEGINNING at an iron pin on the southwestern corner of Ravensworth Road and Brook Glenn Road and running thence with the southern side of Ravensworth Road N. 84-03 W. 80 feet to an iron pin at the corner of Lot No. 22; thence with the line of said lots S. 5-57 W. 150 feet to an iron pin; thence S. 84-00 E. 125.1 feet to an iron pin on the western side of Ravensworth Road; thence with the western side of said road N. 1-40 W. 126.5 feet to an iron pin at the corner of Ravensworth Road; thence with the curve of the intersection N. 42-51 W. 37.7 feet to an iron pin at the point of beginning.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record or on the premises, and in particular to those restrictions recorded in Deed Book 793 at Page 453.

Derivation: Deed of Threatt-Maxwell Enterprises, Inc. recorded September 16, 1966 in Deed Book 806 at Page 153.

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 31st day of August 19 77.

SIGNED, sealed and delivered in the presence of:

B. Gray Walsh (SEAL)
Linda C. Black (SEAL)
Roger L. Frank (SEAL)
Jane A. Frank (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE }

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 31st day of August 19 77.

B. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 9/2/79
Linda C. Black

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF GREENVILLE }

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 31st day of August 19 77.

B. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 9/2/79
Jane A. Frank

RECORDED this 2nd day of September 19 77, at 10:25 A/ M. No. 7215

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