

MORTON, DRAADY, MARCHBANKS, ASHMORE, CHAPMAN & BRIDAN, P.A. 327 PITTSTREET, GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Mr. and Mrs. Steven L. Hester  
110 Delmar Drive  
Simpsonville, South Carolina

5 12 30 PM 1982 TAB 475

KNOW ALL MEN BY THESE PRESENTS, that James D. McGuire and Patricia B. McGuire

in consideration of Thirty-seven Thousand Five Hundred and No/100 (\$37,500.00) 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 Steven L. Hester and Jean Hester, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being on the southwestern side of Delmar Drive near the City of Simpsonville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 35 of a subdivision known as Brentwood, Section 2, plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book 4-R at Page 5 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the southwestern side of Delmar Drive at the joint front corner of Lots Nos. 34 and 35 and running thence with the joint line of said lots S. 45-00 W., 150.0 feet to an iron pin; thence N. 36-00 W., 105.0 feet to an iron pin at the joint rear corner of Lots Nos. 35 and 36; running thence with the joint line of said lots N. 54-00 E., 150.0 feet to an iron pin on the southwestern side of Delmar Drive; running thence with the southwestern side of said drive S. 36-00 E., 105.0 feet to an iron pin, the point and place of beginning.

319.1-1-35

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.

This is the same property conveyed to the Grantors herein by deed of Lawrence R. Gilbride and Mary Ann Gilbride recorded in the R.M.C. Office for Greenville County in Deed Book 1024 at Page 202 on the 15th day of September, 1975.

The grantees assume and agree to pay Greenville County property taxes for the year 1978 and all subsequent years.

together with all and singular the rights, members, appurtenances and appertinances 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 grantees(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 30th day of June 19 78.

SIGNED, sealed and delivered in the presence of

*James C. Blakely, Jr.*  
*James C. Blakely, Jr.*

*James D. McGuire* (SEAL)  
*Patricia B. McGuire* (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)  
(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 30th day of June 19 78.

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

*James D. McGuire*

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 30th day of June 19 78.

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

*Patricia B. McGuire*

RECORDED this 5th day of JUL 5 1978

319.1-1-35 at 12:52 P.M. 269

SOUTH CAROLINA COUNTY OF GREENVILLE  
JUL 5 1978  
4125

0475

4328 RV-2