

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Lee K. Groome & Laveeta N. Groome

in consideration of Fifteen Thousand Two Hundred Thirty-Eight & 18/100 (\$15,238.18) Dollars, and Assumption of Mortgage, indebtedness recited hereinabove, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William H. Boyd & Mary M. Boyd, their heirs and assigns forever:

ALL those pieces, parcels or lots of land, situate, lying and being in the County of Greenville, State of South Carolina, located at the southwest corner of the intersection of Berryhill Road and Lake Fairfield Drive, being known and designated as Lots Nos. 97 and 97-A, as shown on plat of Lake Forest, Section Two, a plat of which is recorded in the R.M.C. Office for Greenville County in Plat Book EE, Page 71, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of Berryhill Road at the corner of Lots Nos. 97 and 98 and runs thence along the south side of Berryhill Road, S. 86-43 E. 120 feet to an iron pin; thence continuing with said Berryhill Road, N. 85-55 E. 33.5 feet to an iron pin; thence with the curve of Berryhill Road and Lake Fairfield Drive (the chord being S. 37-38 E.) 38.9 feet to an iron pin on the west side of Lake Fairfield Drive; thence continuing with the curve of Lake Fairfield Drive (the chord being S. 18-30 W.) 126.6 feet to an iron pin; thence still continuing with the curve of Lake Fairfield Drive (the chord being S. 24-30 E.) 69.6 feet to an iron pin; thence with the curve of Lake Fairfield Drive and Hermitage Road (the chord being S. 19-19 W.) 51.26 feet to an iron pin on the northwest side of Hermitage Road; thence along Hermitage Road, S. 56-52 W. 3 feet more or less to a point in the center of a branch; thence running along the center of said branch the traverse line being N. 58-32 W. 140.2 feet to an iron pin; thence S. 72-20 W. 83.4 feet to an iron pin; thence N. 6-36 E. 63.6 feet to an iron pin; thence N. 17-07 E. 165.4 feet to an iron pin, the point of beginning.

-271- 277-2-99, 117

This conveyance is made subject to any and all easements, rights-of-way and restrictions of record or may be seen by an inspection of the ground.

This is the same property conveyed to grantors herein by deed of Billy E. Smith and Carol Marie Smith, dated April 15, 1976, and recorded in the (CONTINUED ON BACK)

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 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 December, 19 78.

SIGNED, sealed and delivered in the presence of:

Linda B. DeBry (SEAL)
Lee K. Groome (SEAL)
Laveeta N. Groome (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 26th day of December, 19 78.

John D. DeBry (SEAL)
Notary Public for South Carolina
My commission expires 8/12/80
Linda B. DeBry

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 26th day of December, 19 78.

John D. DeBry (SEAL)
Notary Public for South Carolina
My commission expires 8/12/80
Laveeta N. Groome

RECORDED this _____ day of _____ 19 _____, at _____ M., No. _____

0.555

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