

Grantee's Address: 301 Holly Tree Lane, Simpsonville, S. C. 29681
TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FEB 2 2 48 PM '79
DONNIE S. TANKENLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
TAX
175.00

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THESE PRESENTS, that Peter J. DeFronzo and Sue B. DeFronzo

in consideration of Eighty-Seven Thousand Five Hundred and No/100ths-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto

ROBERT P. TRUNICK AND PEGGY A. TRUNICK, THEIR HEIRS AND ASSIGNS, FOREVER:

All that piece, parcel or lot of land situate, lying and being on the western side of Holly Tree Lane in the County of Greenville, State of South Carolina, being shown as Lot 47 on a plat of Holly Tree Plantation, Phase II, Section II made by Piedmont Engineers and Architects, dated January 10, 1974, recorded in Plat Book 5D at Page 48 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the northwestern side of Holly Tree Lane, said point being the joint corner of Lots 47 and 48 and running thence with the joint lot line of said lots, S. 73-13 W. 50.0 feet to a point at the joint rear corner of Lots 47 and 46; thence with the joint lot line of Lots 47 and 46, S. 3-02 W. 202.9 feet to a point on the northern side of Hollybrook Way; thence with said Hollybrook Way, S. 37-35 E. 21.95 feet to a point; thence continuing with the northern side of said Hollybrook Way, S. 86 E. 122.15 feet to a point where the northern side of Hollybrook Way intersects with the western side of Holly Tree Lane; thence with said intersection, N. 45-19 E. 33.0 feet to a point on the western side of Holly Tree Lane; thence with the western side of said Holly Tree Lane the following courses and distances: N. 10-19 W. 38.65 feet; N. 19-01 W. 43.2 feet; N. 24-51 W. 44.37 feet; N. 29-15 W. 48.3 feet; N. 31-55 W. 48.1 feet and N. 33-00 W. 21.0 feet to the point of beginning.

This is the same property conveyed to the grantors herein by deed of W. N. Leslie, Inc. dated 4/6/78, recorded 4/14/78 in the RMC Office for Greenville County in Deed Book 1077 at Page 131.

-115-542.8-1-8

This conveyance is subject to any rights of way, easements, setback lines and restrictions reserved on the recorded plat referred to above and other instruments of public record, and specifically those restrictions recorded in the RMC Office for Greenville County in Deed Book 999, at Page 667.

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 2nd day of February, 1979.

SIGNED, sealed and delivered in the presence of:

A. Marvin Quattlebaum
Margaret S. Watson

Peter J. DeFronzo (SEAL)
Sue B. DeFronzo (SEAL)
Peter J. DeFronzo
Sue B. DeFronzo (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.

SPORN to before me this 2nd day of February, 1979

Margaret S. Watson (SEAL)
Notary Public for South Carolina
My commission expires: 7/23/88

A. Marvin Quattlebaum

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 2nd day of February, 1979

A. Marvin Quattlebaum (SEAL)
Notary Public for South Carolina
My commission expires: 7/24/80

Sue B. DeFronzo

RECORDED this day of FEB 2, 1979 at 2:48 P.M. 227-11

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
96.25

0468

4328 RV-2