

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That James A. Shepherd, hereafter referred to as Grantor, in consideration of the sum of Ninety One Thousand and No/100 (\$91,000.00) DOLLARS, paid to Grantor by Gilles Grillon and Marie F. Grillon, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee s, as joint tenants with the right of survivorship and not as tenants in common, their heirs and assigns forever,

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, at the northeastern corner of the intersection of Abelia Drive and Imperial Drive, and being shown and designated as Lot No. 368 on a plat of Sector V, Botany Woods Subdivision, prepared by Piedmont Engineering Service, dated May 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book JJJ at Page 67, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northeastern side of Abelia Drive and running thence with the northeastern side of Abelia Drive S. 56-32 W. 80 feet to an iron pin; thence continuing with the northeastern side of Abelia Drive S. 46-02 W. 45 feet to an iron pin; thence with the intersection of Abelia Drive and Imperial Drive S. 14-45 W. 45.5 feet to an iron pin; thence continuing with the intersection of Abelia Drive and Imperial Drive S. 24-23 E. 38.7 feet to an iron pin; thence with the northeastern side of Imperial Drive S. 63-32 E. 128.9 feet to an iron pin; thence N. 30-20 E. 110 feet to an iron pin at the joint rear corner of Lot Nos 367 and 368; thence with the line of Lot No. 367, N. 33-00 W. 140 feet to the point of beginning.

This deed is made subject to any restrictions, rights-of-way, easements or agreements affecting the property that may appear of record, on a recorded plat, or on the premise, or that are known to the grantees.

This is the same property conveyed to the Grantor and Barbara O.D. Shepherd by deed dated June 7, 1974, recorded June 12, 1974 in the Office of the R.M.C. for Greenville County, S. C. in Deed Book 1001 at Page 18. Barbara O.D. Shepherd conveyed her undivided one-half interest to the within property to the Grantor by deed dated January 23, 1978 and recorded January 24, 1978 in the R.M.C.

(continued on reverse side)

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;

TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 17th day of September, 1979.

Signed, Sealed and Delivered in the Presence of

[Signatures of Sara A. Barfield and another witness]

[Signature of James A. Shepherd]
James A. Shepherd (Seal)

Grantor (Seal)

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

17th day of September, 1979

[Signature of Sara A. Barfield] (Seal)
Notary Public for South Carolina

My Commission expires January 1980 10-19-80

STATE OF SOUTH CAROLINA,
GREENVILLE COUNTY

RENUNCIATION OF DOWER

[Handwritten: NOT MARRIED]

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. _____, wife of the within named Grantor did this day appear before me, and 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 or persons whomsoever, renounce, release, and forever relinquish unto Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in, and to all and singular the premises above described.

GIVEN under my hand and seal this

4-0001 STATE OF SOUTH CAROLINA
SOUTH CAROLINA COUNTY DEED TAX
★ SEP 15 '79 100.10
GREENVILLE COUNTY 4328 RV-2