

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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KNOW ALL MEN BY THESE PRESENTS, that We, George Edward Brown, Jr., Raymond Lindsey Brown, Marion W. Brown, Juanita Brown, Willie Lou Fleming, Mary Frances Brown, and Melton Lee Brown

in consideration of One (\$1.00) Dollars,

And Voluntary Partition in Kind, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Emma Lou Brown, Her Heirs and Assigns,

ALL OF OUR UNDIVIDED, RIGHT, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

ALL of that piece, parcel or tract of land with the improvements thereon, located in Gantt Township, Greenville County, State of South Carolina and being known and designated as Tract No. 1, containing 0.76 acres on plat of property of George E. Brown Estate near Greenville, S. C., dated October 13, 1978 by C. O. Riddle, Registered Surveyor No. 1347, and having, according to said plat the following metes and bounds:

BEGINNING at an iron pin, joint corner with property of Callie Mae Dirton and Louise Smith, and running N. 62-47 W. 558.7 feet to an iron pin; thence S. 70-38 W., 40 feet to an iron pin; thence N. 33-06 E., 141.46 feet on iron pin of line of division of Tract No. 1 and Tract No. 2 to an iron pin; thence S. 52-03 E., 136.18 feet to iron pin; thence S. 51-38 E., 446.33 feet to the point of beginning.

BEING a part of the property under the Will of George E. Brown, Deceased, who died Testate in Greenville on or about November 24, 1976, as more particularly shown in Apartment 1453, File 14, Office of the Probate Judge for Greenville County, the Grantors and Grantee being the sole devisees therein. Being a part of the property of George E. Brown, Sr., as noted in Deed Volume 768 at page 196, dated February 25, 1965; recorded February 26, 1965. See also, property conveyed to George E. Brown, noted in Deed Book 639, at page 441, dated November 25, 1959, and recorded November 28, 1959, Office of the R. M. C. for Greenville County.

THIS conveyance is subject to easements, rights of way, and restrictions and covenants, and roads, and zoning regulations, of record and presently in place, by inspection, and prescription; and especially from Boling Road, in and to, ingress, and, egress including access to by means of a Twenty Foot Road and Strip as shown on the Plat of said property, and across any property of the Grantors herein.

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) doest 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 11th day of April, 1980

SIGNED, sealed and delivered in the presence of  
George E. Brown, Jr. (SEAL)  
Raymond L. Brown (SEAL)  
Marion W. Brown (SEAL)  
Juanita Brown (SEAL)  
Willie Lou Fleming (SEAL)  
Mary Frances Brown (SEAL)  
Melton Lee Brown (SEAL)

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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 11th day of April, 1980  
Notary Public for South Carolina  
My commission expires March 19, 1989

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 private 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 11th day of April, 1980  
Notary Public for South Carolina  
My commission expires March 19, 1989

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ M., No. \_\_\_\_\_

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