

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

1125 985

KNOW ALL MEN BY THESE PRESENTS, that We, Emma Lou Brown, George Edward Brown, Jr., Raymond Lindsey Brown, Marion W. Brown, Juanita Brown, Willie Lou Fleming, 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 Mary Frances 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 lot of land with the improvements thereon, located in Gantt Township, County of Greenville, State of South Carolina, and being designated as Tract No. 12, containing 1.495 acres on plat of property of George E. Brown Estate, dated October 13, 1978 by C. O. Riddle, Registered Land Surveyor No. 1347, and having according to said plat the following metes and bounds:

-14-166-255-1-2.8

BEGINNING at an iron pin at joint corner of property of Grantors and Grantee and Marion Edward Scott on Kondros Drive; thence along Kondros Drive and subject to Kondrus Drive, No. 73-40 E., 150 feet to an iron pin at a 20 foot drive; thence S. 16-36-23 E., 434.1 feet to an iron pin; thence S. 73-40 W., 150 feet to an iron pin; thence N. 16-36-23 W., 434.1 feet to the point of beginning; Together with and including a permanent easement of ingress and egress in and to a twenty foot strip from Kondros Drive as shown on the plat, the same to run with the land.

BEING a part of the property under the Will of George E. Brown, Deceased, who died intestate in Greenville County 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 Grantees being the sole devisees therein.

THIS being part of property conveyed by E. Inman, Master, to George E. Brown as 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 Kondros Drive, in and to, ingress and egress by means of a twenty foot road and strip as shown in plat of said property.

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(s) 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

Marie Louise Thompson
Willie L. Jones

George E. Brown Jr. (SEAL)
Marion W. Brown (SEAL)
Juanita Brown (SEAL)
Willie Lou Fleming (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

Willie L. Jones (SEAL)
Notary Public for South Carolina

My commission expires March 19, 1989

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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 11th day of April, 1980

Willie L. Jones (SEAL)
Notary Public for South Carolina

My commission expires March 19, 1989

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

(CONTINUED ON NEXT PAGE)

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