

GRANTEE'S MAILING ADDRESS:

15 Landwood Avenue  
Greenville, S.C. 29607

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1168-313

41 589

KNOW ALL MEN BY THESE PRESENTS, that I, G. Maurice Ashmore,

in consideration of Ten and No/100 (\$10.00) and exchange of property Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Lorraine A. Groce, her heirs and assigns forever:

A one-half (1/2) undivided interest in and to:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate, lying and being on the western side of Tanager Circle, near the City of Greenville, S.C., being shown and designated as Lot 55 on plat of Sugar Creek Villas, said plat being recorded in the RMC Office for Greenville County, S.C., in Plat Book 7-X at Page 79, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Tanager Circle at the joint front corner of Lots 55 and 56 and running thence S. 88-36 E. 114.41 feet to an iron pin at the joint rear corner of Lots 49 and 55; thence S. 1-24 W. 50 feet to an iron pin; thence N. 88-36 W. 114.41 feet to an iron pin on the western side of Tanager Circle; thence along the western side of Tanager Circle N. 1-24 E. 50 feet to the point of beginning.

This is the same property conveyed to the Grantor herein by deed of the Grantee dated November 6, 1981, and recorded in the RMC Office for Greenville County, S.C., in Deed Book 1158 at Page 153.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way, if any, which are a matter of public record and/or actually existing upon the ground affecting the above-described lot.

11(195) 534.7-1-89

Grantee's Address:  
15 Landwood Avenue  
Greenville, SC 29607

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 20th day of May, 19 82.

SIGNED, sealed and delivered in the presence of:

*Rhonda Hawkins*  
*Jean B. Covington*

*G. Maurice Ashmore* (SEAL)  
G. MAURICE ASHMORE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
NOTARY PUBLIC  
STAMP  
75.00

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 20th day of May, 19 82.

*Jean B. Covington* (SEAL)  
Notary Public for South Carolina

*Rhonda Hawkins*

My commission expires Dec. 4, 1990

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 20th day of May, 19 82.

*Jean B. Covington* (SEAL)  
Notary Public for South Carolina

*Dorothy C. Ashmore*

My commission expires Dec. 4, 1990

RECORDED this JUN 9 1982 at 10:25 A.M. 19

GREENVILLE COUNTY DOCUMENTARY TAX  
4.25

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