

GREENVILLE COUNTY S.C.
SEP 1 4 00 PM '82
DONNIE S. RICHARDS

KNOW ALL MEN BY THESE PRESENTS, that Artist E.M.C. Richards

in consideration of Five Hundred Dollars and no/100's (\$500.00)-----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 Lee F. Alexander and James C. Alexander, their heirs and assigns forever,

All of his interest in those pieces, parcels or tracts of land situate on the south-western side of Edgemont Avenue in the County of Greenville, State of South Carolina, being shown as 0.6 ac. tract and 0.9 ac. tract on a plat of the Property of Gordon E. Mann, dated April 22, 1977, prepared by W. R. Williams, Jr., Engineer-Surveyor, recorded in Plat Book 6-C at page 62 in the R.M.C. Office for Greenville County and having according to said plat the following metes and bounds, to wit:

BEGINNING at an old iron pin on the southwestern side of Edgemont Avenue at the corner of a 1.7 ac. tract and running thence with said tract S 57-00 W 505.1 feet to an iron pin in the line of property now or formerly belonging to McCrary; thence with the McCrary property N 56-09 W 84.8 feet to an iron pin; thence still with the McCrary property N 58-27 W 75.2 feet to an old iron pin at the corner of property now or formerly belonging to Wilson; thence N 56-28 E 366.6 feet to an iron pin at the corner of property now or formerly belonging to Banks; thence with the Banks property S 34-10 E 92.6 feet to an iron pin; thence still with the Banks property N 56-39 E 205 feet to an iron pin on Edgemont Avenue; thence with said avenue S 32-30 E 60.4 feet to the point of beginning.

13(308) B11-1-7.1

This is the property conveyed to the grantor by Deed of Nancy B. Mann and Gordon E. Mann dated the 27th day of February, 1981 and recorded in Deed Book 1143 at Page 399 in the R.M.C. Office for Greenville County.

As a part of the consideration, the grantee assumes and agrees to pay a balance due on a Mortgage to Southern Bank and Trust Company recorded in Mortgage Book 1407, at Page 633, having a remaining balance of approximately Fifteen Thousand Dollars and no/100's (\$15,000.00).

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 1st day of Feb 19 82

SIGNED, sealed and delivered in the presence of:

Nancy Albertson
Mary L. Kirby

Artist E Richards (SEAL)

_____ (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.

SWORN to before me this 1st day of February 19 82

Mary L. Kirby (SEAL)
Notary Public for South Carolina

Nancy Albertson

My commission expires _____

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 1st day of February 19 82

Mary L. Kirby (SEAL)
Notary Public for South Carolina

Artist E Richards

My commission expires _____

RECORDED the SEP 1 1982 at 4:00 P. M., No. 5361

0198

4328 RV-21