

Grantee's Address 312 Waymon Dr., Greer, S.C. 29651

TITLE TO REAL ESTATE - Offices of EDDIE R. HARBIN, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
GREENVILLE CO. S.C.

COUNTY OF GREENVILLE }
JAN 27 PM '85

KNOW ALL MEN BY THESE PRESENTS, DOONIE S. WERSLEY Catherine Louise Ross and Doris J. Taylor,
Attorneys in Fact for LOUISE B. JONES,

in consideration of Forty Five Thousand and 00/100 (\$45,000) Dollars.

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release unto JULIUS HUGH BRUCE, his heirs and assigns, forever:

All that certain piece, parcel, or tract of land with improvements thereon, or hereafter to be constructed thereon, lying and being approximately one-half mile south of Pleasant Grove Baptist Church and 700 feet east from new SC Hwy. 14, in Chick Springs Township, county and state aforesaid, and containing 5.36 acres as shown on a plat thereof entitled "J. Hugh Bruce", made by James V. Gregory, RLS, dated December 17, 1984, said plat to be recorded herewith, and having, according to said plat, the following metes and bounds to-wit:

11-291-528.3-1-8

BEGINNING at an iron pin located on the southern side of Suber Road 1,070.55 feet east of new SC Hwy. 14 at the joint front corner of subject property and other property of Billy D. Harbin and running thence with the Harbin line, S. 28-58 E. 333.17 feet to an old iron pin; thence along the line of subject property and other property of Harbin, Bruce, & Swafford, Inc., S. 28-43 E. 607.83 feet to an old iron pin; thence turning and running S. 61-00 W. 179.0 feet to an old iron pin, joint rear corner with property owned by Jordan; thence turning and running with the Jordan property as the common line, N. 40-10 W. 810.21 feet to an old iron pin in road (iron pin 30 feet back on line), the joint front corner of subject property and the Jordan property; thence in a northeasterly direction along the roadway, N. 33-56 E. 200.7 feet to a nail-in-cap in said roadway; thence along said roadway, N. 42-04 E. 169.85 feet to the beginning corner.

DERIVATION: This being the same property conveyed to Junior Wilson Jones by deed of Eddie Hughes Harbin, Grandmother of Grantee herein, dated September 28, 1946, and recorded in the R.M.C. Office for Greenville County in Deed Book 301, at Page 192; that the said Junior Wilson Jones died Testate in 1984 with his will being admitted to Probate in the Greenville County Judge of Probate's Office in Estate File, 84-ES-23-01155; that the Grantor is the sole devisee of Junior Wilson Jones, deceased.

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 4th day of Jan., 1985

SIGNED, sealed and delivered in the presence of:
Richard L. Harbin
Eddie R. Harbin

Catherine Louise Ross (SEAL)
Catherine Louise Ross (SEAL)
Doris J. Taylor (SEAL)
Doris J. Taylor (SEAL)

As Attorneys in Fact for Louise B. Jones

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 4th day of January, 1985

Eddie R. Harbin (SEAL)
Notary Public for South Carolina
My commission expires 7/18/87

Richard L. Harbin

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOT NECESSARY AS
RENUNCIATION OF DOWER OF May 22, 1984

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

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1001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX
JAN-4'85
STAMP TAX
90.00

SEAL
GREENVILLE COUNTY
116956

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JAN-4'85
P.B. 16911
49.50

19955
RECORDED JAN 4 1985 at 12:27 P/M

4328-RV-21