

TITLE TO REAL ESTATE - Foster & Richardson, Attorneys at Law, Greenville, S. C.

GRANTEES: DENNON O. JONES
P.O. BOX 298
Taylors, S. C. 29687

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA

JAN 5 1 30 PM '77

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COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Wade M. Eyars, Jr. (Wade Byars, Jr.)

in consideration of -----Fifty Five Thousand and No/100 (\$55,000.00)----- 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 Dennon O. Jones and W. W. Bridwell, their heirs and assigns, forever;

All that certain piece, parcel or tract of land, situate, lying and being on the south side of Woodruff Road, at the southeastern corner of the intersection of Woodruff Road and Sulphur Springs Road, in Butler Township, Greenville County, State of South Carolina and being known and designated as an 0.49 acre tract and a 0.09 acre tract on a plat entitled "Caper House", General Properties, Inc., made by Gould & Assoc., Surveyors, 8/27/76, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 51, at Page 24, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pipe at the southeast intersection of Woodruff Road and Sulphur Springs Road and running thence along the southern right of way of Woodruff Road S. 84-52 E. 103 feet to an iron pin; thence still with said right of way of Woodruff Road S. 85-46 E. 53 feet to an iron pin; thence S. 15-42 W. 165 feet to a new iron pin; thence N. 85-10 W. 156.0 feet to a new iron pin on the eastern side of right of way of Sulphur Springs Road; thence along the right of way of Sulphur Springs Road N. 15-42 E. 165 feet to an iron pin, the point of beginning.

-190-545.1-1-20

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way, if any, affecting the above-described property.

This is the same property conveyed to the grantor herein by deed of Juanita B. Byars, et al recorded in the RMC Office for Greenville County, South Carolina in Deed Book 584, at Page 91; and by deed of Ralph Joseph Brown, Jr., et al, recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1049, at Page 134 on the 5th day of January, 1976; said first deed recorded on September 10, 1957.

Possession of premises to be given grantees on January 7, 1977.

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 grantees(s), and the grantees(s)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees(s) and the grantees(s)' heirs or successors and assigns against the grantor(s) and the grantor(s)' heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)' hand(s) and seal(s) this 30th day of December 1976

SIGNED, sealed and delivered in the presence of

[Signatures]

Wade M. Byars, Jr. (SEAL)
WADE M. BYARS, JR.
Wade Byars, Jr. (SEAL)

STATE OF SOUTH CAROLINA TAX COMMISSIONS
DOCUMENTARY TAX STAMP 110.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 60.50
JAN-975 PD. 11218 JAN-576 PD. 12011

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)' 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 30th day of December 1976

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4/17/79

[Signature]

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)' heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 30th day of December 1976

[Signature] (SEAL)
Notary Public for South Carolina
My commission expires: 4/17/79

Dynple J. Byars

RECORDED this JAN 5 1977 at 1:30 P. M. No. 17926

545.1-1-20.23

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