

TITLE TO REAL ESTATE—Offices of Riley and Riley, Greenville, S. C.
Grantees' Mailing Address: Route 4, Box 309, Simpsonville; S. C. 29681
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ROY FLEMING, GLENN FLEMING, VIRGIL BASS, DORIS McCALL and REVELLE B. FLEMING

in consideration of -----ONE (\$1.00) DOLLAR AND LOVE AND AFFECTION -----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

ERNEST BASS and VIRGIL F. BASS, their heirs and assigns forever:

All that certain piece, parcel or tract of land in Greenville County, State of South Carolina, being shown on plat of survey for Ernest Bass, dated April 21, 1976, prepared by Carolina Surveying Company, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an old iron pin at the Northwesterly corner of 1.24 acre tract belonging to the grantees herein and running thence with line of property, now or formerly, of James A. Hughes, N. 85-45 W., 58.5 feet to an iron pin; thence N. 35-15 E. 316.6 feet to an iron pin; thence S. 54-45 E., 50 feet to a point in line of other property of grantees herein; thence with line of other property of grantees herein S. 35-15 W., 286.4 feet to the beginning corner, containing according to said plat, 0.34 acres, more or less.

Being a portion of the same property devised to the grantors and grantee herein under the will of Arthur Doyle Fleming, who died testate May 24, 1973, as shown by record of his estate filed in Apartment 1284, File 1 in the RMC Office for Greenville County.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights of way and easements which may affect the above described property.

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OUT OF 559.1-1-32

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 17th day of June 1977
SIGNED, sealed and delivered in the presence of:
Doris McCall (SEAL)
Roy Fleming (SEAL)
Glenn Fleming (SEAL)
Virgil Bass (SEAL)
Revelle B. Fleming (SEAL)

STATE OF SOUTH CAROLINA
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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 17th day of June 1977.
Edward B. Riley (SEAL)
Notary Public for South Carolina 8-12-80
My commission expires: _____
Anne A. Allevine

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this 17th day of June 1977
Edward B. Riley (SEAL)
Notary Public for South Carolina 8-12-80
My commission expires: _____
Mrs. Roy Fleming
Bonnie B. Fleming

RECORDED this _____ day of JUN 22 1977 at 11:19 A. M. No. 35511

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