

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

Mr. Timothy G. Wenham
3022 State Rt. 59 A16
Ravenna, Ohio 44266

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
AUG 12 11 10 AM '77
DORRIS S. TANKERSLEY
R.M.C.

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KNOW ALL MEN BY THESE PRESENTS, that I, VIRGINIA B. MANN

in consideration of Fourteen Thousand Eight Hundred Eighty and No/100 (\$14,880.00)-----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 Timothy G. Wenham, his heirs and assigns forever,

All that piece, parcel or tract of land in Saluda Township, Greenville County, State of South Carolina situate, lying and being on a road known as Short Branch Road, off of Terry Creek Road, containing 12.5 acres, more or less, and being more particularly described according to a plat of survey by W. R. Williams, Jr., Engineer, dated August 4, 1977 as follows: BEGINNING at an iron pin in the center of Short Branch Road, which iron pin is 1,505.9 feet from the center of the intersection of said Short Branch Road and Terry Creek Road, and running thence N. 56-16 W. 25 feet to an iron pin on the edge of Short Branch Road; thence continuing N. 56-16 W., 566.4 feet to an iron pin in the line of property now or formerly belonging to Ward; thence N. 35-17 E. 1,611.4 feet to an iron pin in the line of property now or formerly belonging to Nielsen and at the edge of Short Branch Road; thence continuing N. 35-17 E. 100 feet to an iron pin in the center of Short Branch Road; thence along the center of Short Branch Road as the line, and following the curvature thereof, the chords being S. 21-36 W., 129.3 feet; S. 12-51 E., 110.9 feet; S. 22-10 W., 344.1 feet; S. 8-47 W., 200 feet; S. 16-17 W., 316.8 feet; S. 17-52 W. 295 feet; S. 11-15 W. 181.7 feet; and S. 24-31 W. 238.4 feet to the beginning corner.

It is understood and agreed that Short Branch Road, with a width of 50 feet (25 feet of which is included in the within conveyance) is a public roadway, but should it for some reason not be acknowledged by Greenville County as such, then, as a part of the consideration for this conveyance, the grantee, his heirs and assigns, grants and acknowledges an easement for roadway purposes and for the purpose of ingress and egress to all property situate on or served by the said Short Branch Road, which easement shall be for the use and benefit of all such property owners and for the general public, in perpetuity, and shall apply to that portion of Short Branch Road included in the above conveyance and as shown on the referenced plat of survey.

This conveyance is made and this property is sold subject to the following restrictions and protective covenants, which are imposed by the undersigned on all that tract of land owned by her lying East of Terry Creek Road and having been acquired from Nancy G. Brown. These covenants are to run with the land, and if the owners of any of said lots shall violate any of the (CONT'D) 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 assigns against the grantor(s) and the grantor(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 9th day of August 1977.

SIGNED, sealed and delivered in the presence of

Virginia B Mann (SEAL)

Elaine S. Daise (SEAL)

Frances R. Leitke (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 9th day of August 1977.

Frances R. Leitke (SEAL)
Notary Public for South Carolina
My commission expires: 11/23/80

Elaine S. Daise

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER WOMAN GRANTOR

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
day of 19

(SEAL)
Notary Public for South Carolina
My commission expires:

RECORDED this day of 19 at M. No.

665.1-1-20

(CONTINUED ON NEXT PAGE)

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