

315 Richardson Ave
Dumona 215-21

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DONNIE S. TANKERSLEY
R.M.C.

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STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

KNOW ALL MEN BY THESE PRESENTS, that JAMES ALBERT MAXWELL, MARGARET M. GRIFFITH,
JOSEPH B. MAXWELL, RUBY M. ROSAMOND AND JIM M. MAXWELL

In consideration of ONE DOLLAR AND PARTITION

XBMXX

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto JOSEPH B. MAXWELL, his heirs and assigns forever:

ALL that piece parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 3, Property of C. M. Maxwell Estate, on a plat of C. O. Riddle, Surveyor, June, 1975.

BEGINNING at an iron pin on the southern side of Maxwell Road, joint front corner of Lots Nos. 2 and 3; running thence along Maxwell Road N. 74-20 E. 200 feet to an iron pin, joint corner of Lot No. 3 and property of Jim M. Maxwell; thence running S. 15-40 E. 526.7 feet to an iron pin, joint corner of Lots Nos. 3 and 6; thence running with the common line of said lots S. 74-20 W. 200 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; running thence with the common line of said lots N. 15-40 W. 526.7 feet to an iron pin, the point of beginning.

The within conveyance is subject to all restrictions, setback lines, zoning ordinances, utility easements and rights of way, if any, affecting the above described property.

DERIVATION: Will of C. M. Maxwell, which is of record in the Probate Court for Greenville County, S. C. in File 1066, Apartment 16

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)' 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 grantee(s) and the grantee(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 15 day of December, 1976

SIGNED, sealed and delivered in the presence of:

[Handwritten signatures of witnesses]

James Albert Maxwell (SEAL)
Margaret M. Griffith (SEAL)
Ruby M. Rosamond (SEAL)
Joseph B. Maxwell (SEAL)
PROBATE *Jim M Maxwell* (Seal)

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 15 day of December 19 76

Notary Public for South Carolina

My commission expires 12/1/80

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 15th day of December 19 76

Notary Public for South Carolina

My commission expires

RECORDED this day of AUG 15 1977 at 3:22 P. M., No. 5088

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