

44.6 Acres, Montclair Sections 5 and 6, Mauldin, South Carolina

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1063 645

KNOW ALL MEN BY THESE PRESENTS, that C. DAN JOYNER AND P. DAYTON POOLE

In consideration of ONE HUNDRED ELEVEN THOUSAND AND NO/100 (\$111,000.00)-----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 THE OLD SOUTH LAND & INVESTMENT CO., Its successors and assigns forever;

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, Town of Mauldin, State of South Carolina, and being shown and designated in Plat Book UUU, at Page 19, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the rear corner of Lot No. 141, Montclair, Section 3 and running thence N. 41-15 E. 1147 feet; thence S. 75-00 E. 100 feet to a stake on the southern side of Gilders Creek; thence S. 3-00 E. 800 feet to a point; thence S. 27-30 W. 233 feet to a point; thence S. 58-00 E. 622 feet to a point; thence S. 27-44 W. 284.4 feet, thence continuing S. 6-23 E. 534.3 feet; thence continuing S. 5-07 E. 413.8 feet to a point; thence running S. 89-30 W. 371 feet to a point; thence continuing N. 63-45 W. 893 feet; thence running S. 30-49 W. 36.3 feet; thence running S. 61-31 E. 47.7 feet; thence running N. 28-57 E. 182.6 feet to the south side of Moriston Road; thence continuing N. 28-57 E. 1067 feet; plus or minus, to be determined by a later survey in the center line of a 68 foot Duke Power right-of-way; thence running N. 58-00 W. 199.6 feet to an iron pin at the corner of Lot No. 119, Section 4, Montclair; thence running N. 32-00 E. 150 feet to a point at the rear corner of said Lot 119; thence running N. 58-00 W. 290.8 feet to the side of Montclair Road; thence continuing N. 48-42 W. 50 feet across Montclair Road to a point on the West side of Montclair Road; thence running with the West side of Montclair Road S. 41-18 W. 140 feet to the corner of Lot 141, Section 3, Montclair; thence running N. 48-42 W. 160 feet to the point of beginning.

The above property is the purposed Sections 5 and 6, Montclair Subdivision and an up-dated Plat of which shall be recorded.

This conveyance is subject to all restrictions, easements, rights-of-way of record, if any, affecting the above described property.

Derivation: Deed Book 1021, Page 513 - Classic Homes, Inc. - 7/16/75

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 22 day of August 19 77

SIGNED, sealed and delivered in the presence of:

Robert H. Isavitt
J. Don Thompson

C. DAN JOYNER (SEAL)
P. DAYTON POOLE (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 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 22 day of August 19 77

J. Don Thompson (SEAL)
Notary Public for South Carolina
My Commission Expires 2-1-81

Robert H. Isavitt

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 22 day of August 19 77

J. Don Thompson (SEAL)
Notary Public for South Carolina

Katherine P. Joyner
P. Dayton Poole

RECORDED this day of AUG 29 1977

At 1:00 P.M. 290 6556

0645

4328 RV-21