

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

1072-170

KNOW ALL MEN BY THESE PRESENTS, that

BOBBY G. NIXON and JUANITA G. NIXON

in consideration of THIRTY-ONE THOUSAND FIVE HUNDRED and NO/100-----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 DAVID FRANCIS KLINE and IDELLA P. KLINE, their heirs and assigns, forever:

ALL those pieces, parcels or tracts of land, situate, lying and being on the Northern and Eastern sides of the Styles Road in O'Neal Township, Greenville County, South Carolina being shown as Lot No. 1 and part of Lot No. 2 containing 3.41 acres, more or less, on a plat of the property of David F. Kline and Idella P. Kline made by R. B. Bruce, Registered Surveyor for Carolina Surveying Company and recorded in the RAC Office for Greenville County, South Carolina in Plat Book 6-1 at Page 74 with the following described metes and bounds, with particular reference to aforesaid recorded plat.

BEGINNING at an iron pin in the center of Styles Road and proceeding in a Northerly direction parallel to above described property N 26-34 E 86 feet to an iron pin; thence continue running N 23-49 E 238 feet to a point; thence proceeding N 22-25 E 272.1 feet to a point; thence continuing N 9-57 W 75 feet to a pin; thence following said pin N 47-35 W 123.7 feet to an iron pin; thence N 55-25 W 146.3 feet to a corner of Lot No. 1; thence proceeding from corner of Lot No. 1 S 6-10 W 422 feet to a pin near a creek; thence running along said creek S 35-00 W 110 feet; thence further following said line S 29-00 W 132 feet; thence running away from the creek S 0-01 E 78.8 feet to an iron pin; thence proceeding from said pin S 62-31 E 179 feet to the beginning point.

THIS property was conveyed to the grantors herein by deed dated February 21, 1973 by Roy H. Pridmore and Julia J. Pridmore and recorded in the RAC Office for Greenville County on February 23, 1973 in Deeds Vol. 968 at Page 169. 713 - 1-2-1

THIS conveyance is made subject to any restrictions, rights-of-way, or easements that may appear of record on the recorded plat(s) or on the premises.

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 27th day of January, 1978

SIGNED, sealed and delivered in the presence of:

Handwritten signatures and seals of the grantors and witnesses.

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 27th day of January 1978

Notary Public for South Carolina. My commission expires 1/18/81

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 singular the premises within mentioned as released.

GIVEN under my hand and seal this

27th day of January 1978

My commission expires 1/15/81

RECORDED this day of JAN 30 1978 at 11:27 A. M., No.

1072-170

4328 RV.21