

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Mr. David B. Ward
P. O. Box 10167, F. S.
Greenville, South Carolina 29603

MAY 1978

KNOW ALL MEN BY THESE PRESENTS, that James Preston Dempsey

in consideration of Six Thousand Five Hundred and No/100 (\$6,500.00) Dollars

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

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, near Batesville, being known and designated as the Staggs Place, and containing 2 acres, more or less, as shown on a plat of the land of Mary S. Smith according to a survey prepared by G. A. Ellis and recorded in the R.M.C. Office for Greenville County in Plat Book H at Page 234 and having, according to a survey made by Dan A. Hulick, Registered Engineer and Surveyor, February, 1938, the following metes and bounds, to-wit:

BEGINNING at an old iron pin, formerly stone, said iron pin being located 20.4 feet east from the middle of the public road leading from Batesville to Mauldin, and running thence S. 55-23 W., 368.3 feet to an iron pin, formerly stone corner; thence S. 35-58 E., 289.1 feet to an old iron pin, formerly stone corner; thence N. 47-24 E., 281.2 feet (and passing through the center of a spring or springs) to an iron pin, formerly stone corner, in line with property now or formerly owned by Harris and on the west side of the spring run branch; thence along the Harris line, N. 16-15 W., 263.4 feet to an iron pin, the point of beginning.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights of way which are a matter of record and/or actually existing on the ground affecting the above described property.

- 207-530.4-1-21

This is the same property conveyed to Madge S. Dempsey by deed of Bernice Duncan and Vadie Duncan recorded in the R.M.C. Office for Greenville County in Deed Book 510 at Page 467 on the 22nd day of October, 1954. Subsequently, Madge S. Dempsey died testate on the 26th day of December, 1972 leaving the within property to the grantor herein as will appear from examination of the records contained in the Probate Court for Greenville County, South Carolina in Apt. 813, File 18.

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 hand and seal this 5th day of May 1978.

SIGNED, sealed and delivered in the presence of

James C. Blahely, Jr.
Guerryl W. Green

James Preston Dempsey (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 5th day of May 19 78.

James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Guerryl W. Green

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

5th day of May 19 78.
James C. Blahely, Jr. (SEAL)
Notary Public for South Carolina
My commission expires: 11/9/81.

Beatrice D. Dempsey

RECORDED this _____ day of _____ 19____

RECORDED MAY 1978 at 4:30 P.M.

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