

Richardson And Johnson, P. A., Attorneys at Law

Vol 1080 Page 113

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Quail Ridge Properties, a Joint Venture

in consideration of Twelve Thousand and 00/100 (\$12,000.00) ----- 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 Jerry D. Covington and Jean B. Covington, their 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 on plat of Quail Ridge, Section One, prepared by C. O. Riddle, R.L.S., dated March 4, 1977, and recorded in the RMC Office for Greenville County, S. C. in Plat Book 5-P, at Page 73, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Timberidge Drive at the joint front corners of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 68-20 W. 191.8 feet to an iron pin at the joint rear corner of Lots Nos. 2, 3, and 9; thence with the line of Lots Nos. 9 and 8 N. 8-40 W. 119.2 feet to an iron pin at the joint rear corner of Lots Nos. 3, 4, and 8; thence with the line of Lot No. 4 N. 75-10 E. 175 feet to an iron pin on the western side of Timberidge Drive at the joint front corner of Lots Nos. 3 and 4; thence with the western side of Timberidge Drive the following courses and distances: S. 14-50 E. 50.7 feet to an iron pin; S. 18-10 E. 45 feet to the point of BEGINNING.

This is a portion of the property conveyed to the Grantor herein by deed of Patterson-Taylor Builders, Inc., dated October 11, 1977, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 1066, at Page 578 on October 11, 1977, and deed dated 10/11/77 recorded in deed book 1066 page 575.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

GRANTEES' address:
104 Ambergate Avenue
Greer, S. C. 29651

-195-540.15-1-3

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)' hand(s) and seal(s) this 22nd day of May, 1978

SIGNED, sealed and delivered in the presence of:

QUAIL RIDGE PROPERTIES, A JOINT VENTURE (SEAL)

Virginia B. McSwain
Jerry D. Covington

By: *Julius R. McSwain* (SEAL)
MANAGING PARTNER (SEAL)

GCTD

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 22nd day of May, 1978

James J. Shumaker (SEAL)
Notary Public for South Carolina

Virginia B. McSwain
My commission expires 8/12/80

STATE OF SOUTH CAROLINA }
COUNTY OF _____ }

RENUNCIATION OF DOWER
Not Necessary

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 and released.

(540.15-1-3)

2.0001
M
R

SEAL)

19

GREENVILLE COUNTY DOCUMENTARY
35757

at 9:49 A.M.
MAY 31 1978

4328 RV-2