

UNRECORDED

MAILING ADDRESS: 107 Bangor Street
Glendale, I.I
Mauldin, S. C. 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Vol 1054 Page 43

KNOW ALL MEN BY THESE PRESENTS, that FREDRICK H. WHEELER AND JANICE L. WHEELER

In consideration of FORTY-SIX THOUSAND AND NO/100 (\$46,000.00)-----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

RICHARD JAMES POUNA AND MICHELLE B. POUNA, their heirs and assigns forever;

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying and being on the easterly side of Bangor Street, in the Town of Mauldin, and being designated as Lot No. 59 on Sheet 2 of "Glendale III" recorded in the RMC Office in Plat Book 4R, page 84, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Bangor Street, joint front corner of Lots 58 and 59 and running thence along the common line of said lots N. 56-54 E. 179.2 feet to an iron pin in the rear line of Lot No. 52; thence along the rear line of Lots 52 and 51 S. 32-30 E. 124.6 feet to an iron pin, joint rear corner of Lots 49, 51 and 59; thence along the rear line of Lot 49 and a portion of Lot 48 S. 11-15 W. 68 feet to an iron pin, joint rear corner of Lots 59 and 60; thence along common line of said lots S. 89-46 W. 181.2 feet to an iron pin on the easterly side of Bangor Street; thence along said Street N. 16-52 W. 78 feet to an iron pin, the point of beginning.

-799- M4.2-2-94

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

Derivation: Deed Book 1059, Page 204 - Rosamond Enterprises, Inc. 6/24/77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
\$62.00
\$50.60

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 grantees, and the grantees (if) 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 grantees, and the grantees (if) heirs or successors and against every person whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s) hand(s) and seal(s) this _____ day of _____ 19____

SIGNED, sealed and delivered in the presence of:

FREDRICK H. WHEELER (SEAL)
JANICE L. WHEELER (SEAL)

TEXAS
STATE OF TEXAS } PROBATE
COUNTY OF _____ }
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 and do hereby, before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any force, duress, fraud or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor(s) heirs or successors, all and singular her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and hereunto.

GIVEN under my hand and seal this _____ day of _____ 19____
JANICE L. WHEELER
Notary Public for South Carolina TEXAS
RECORDED on _____ day of _____ 19____
1:27 PM M. No. 3009

5400

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