rgain, sell and

Travelers Rest, S. C.

THELE TO REAL ESTATE— Offices of William B. James. Attorney at Law, 114 Williams St., Greenville, S. C. 2960)

VEL 1002 FACE SULT

COUNTY OF GREENVILLE

THE POST OF THE PO

Rt. 5, Box 260 Little Texas Road

KNOW ALL MEN BY THESE PRESENTS, that We, Thomas C. Shivers and Mary Ann B. Shivers

in consideration of Thirty-Nine Thousand Five Hundred and no/100(\$39,500.00)============1)ollars.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Willard T. Bayne, his heirs and assigns, forever,

All that piece, parcel or tract of land situate, lying and being on the southern side of Little Texas Road, near the Town of Travelers Rest, in the County of Greenville, State of South Carolina, and shown and designated as a 2.02 acre tract of Property of Willard T. Bayne on plat prepared by Richard D. Wooten, dated November, 1978. Also shown as the Property of W. F. Shivers on a plat recorded in the RMC Office for Greenville County in Plat Book 4U, at page 34, and according to the former plat, has the following metes and bounds, to wit:

BEGINNING at a point in the center line of Little Texas Road, at the joint corner of this tract and property now or formerly of Robertson, and running thence with the joint line of said property, S. 6-30 W., 490.2 feet to an iron pin; running thence N. 86-06 W., 278.5 feet to an iron pin; running thence N. 0-41 W., 213.8 feet to an iron pin in the center line of Little Texas Road, which point is approximately 4,800 feet from the intersection of State Park Road, and running thence with the center line of State Park Road, the following courses and distances, to wit: N. 76-45 E., 85 feet, N. 62-47 E., 180 feet; N. 31-21 E., 178.7 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantors herein by deed of W. F. Shivers and Carolina H. Shivers, dated July 21, 1972, recorded July 24, 1972, in the RMC Office for Greenville County in Deed Book 949, at page 581.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property; and particularly to a 12-foot driveway easement along the eastern boundary; and the right of the public to the use of so much of said property as is located within Little Texas Road; and water main right of way crossing the extreme northeastern corner of said property, as shown on the above referred to plat(s).

together with all and singular the rights, members, hereditaments and apportenances 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 30th	day of November, 19,78
SIGNED, sealed and delivered in the presence of:	Thomas (Shurs (SEAL)
Sille Define	Mary and B. Shirew (SEAL)
d 'i	(SEAL)
STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE	Pi STAN E 7 9. 30
Personally appeared agontor(s) sign, seal and as the grantor's(s') act and deed withessed the execution thereof.	the undersigned witness and made oath that (s)he saw the within named deliver the within deed and that (s)he, with other witness subscribed above
SMORN to before me this 30th day of November,	1978.
Notary Public for South Garolina 13/79  My commission expires: 5/13/79	- Jungar
STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER COUNTY OF GREENVILLE	

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 whom-soever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs, 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
30th day of November,
19 78

Coary Public for South Carolina.

(SEAL)

RECORDED this

day of

day of

A grant of the premises within mentioned and released.

(SEAL)

Mec. 19t Dec. 1978 At 6756

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