

Grantee's Address:
53 MAXCY AVENUE
GREENVILLE, S.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

REC-1113
OCT 17 1979
ASLEY

1113 (REV 7/73)

KNOW ALL MEN BY THESE PRESENTS, that I (We) K. Wayne Sexton

in consideration of the sum of Twenty Nine Thousand Nine Hundred and NO/100 (\$29,900.00) DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

Janice N. Duncan, her Heirs and Assigns, forever:

"ALL that certain piece, parcel or lot of land lying, situate and being in the State of South Carolina, County of Greenville, being known and designated as Lot 47, Cochran Heights Subdivision according to plat of survey by Piedmont Engineers and Architects dated June 4, 1968, and being resurveyed by Robert R. Spearman, R.L.S. #3615, on October 12, 1979, for Janice Duncan and being more particularly described according to the plat of resurvey as follows, to-wit:

BEGINNING at an iron pin on Maxcy Avenue, joint front corner of Lots 47 and 48, running thence North 67-19 East 100.0 feet to an iron pin; thence running South 22-17 East 195.02 feet to an iron pin; running thence South 63-39 West 100.3 feet to an iron pin; thence running North 22-16 West 201.43 feet to the point of BEGINNING."

(14) 164-242.4-1-73

This being the same property conveyed to Grantor herein by deed of Raymond D. and Juanita Gilliland dated December 30, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1071, at page 243, on January 4, 1978.

This conveyance is made subject to certain Protective Covenants pertaining to Cochran Heights Subdivision recorded in the aforesaid RMC Office in Deed Book 848, at page 89, is further made (OVER)

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 16th day of October 1979

SIGNED, sealed and delivered in the presence of:

K. Wayne Sexton (SEAL)
David E. Hunt (SEAL)
Lita E. Hopkins (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 16th day of October 1979

David E. Hunt (SEAL) Lita E. Hopkins
Notary Public for South Carolina
My commission expires: 5-18-86

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

16th day of October 1979
David E. Hunt (SEAL)
Notary Public for South Carolina
My commission expires: 5-18-86
Carol M. Sexton

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