and 1129 and 275

STATE OF SOUTH CAROLINA **COUNTY OF GREENVILLE** 

KNOW ALL MEN BY THESE PRESENTS, that I, Sue M. Francis

in consideration of Fifty four thousand and 00/100 (\$54,000.00) -----

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and Larry J. Grogan and Vicki M. Grogan, their heirs and assigns forever:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Butler Township, being a rear portion of lot designated as "Grady Holcombe" and Lot No. 24, Section 3, Timberlake, according to a plat thereof prepared by Dalton & Neves, Engineers, May 1956 and recorded in the RMC Office for Greenville County in Plat Book EE at Page 4, and having according to said plat, the following metes and bounds, to vit:

Beginning at an iron pin on the western side of Sedgefield Drive, which iron pin is 160 feet North from the northwestern intersection of Spartanburg Road and Sedgefield Drive; thence with the western side of said Sedgefield Drive, N. 11-31 W. 102.1 feet to the corner of Lot No. 23; thence with the line of Lot No. 23, S. 76-11 W. 262.5 feet to an iron pin, rear corner Lots Nos. 24 and 25; thence with the joint line of said lots, S. 13-37 E. 57.1 feet to an iron pin in the line of Lot No. 25; thence along a new line across Lot No. 24 S. 88-16 E. 113.4 feet to an iron pin in the East line of Lot No. 24; thence along a new line through lot marked "Grady Holcombe", N. 81-53 E. 150.3 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This being the same property conveyed to the grantor herein by deed of Anthony G. Francis dated April 27, 1967 and recorded in the RMC Office of Greenville County in Deed Book 818 at Page 372.

## (12) 271-277-2-11,1

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, 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) a	and scal(s) this	TOCH	day of
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SIGNED, sealed and delivered in the presence of:

(SEAL) (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 15th day of

July

11-19-86 My commission expires:

STATE OF SOUTH CAROLINA \ COUNTY OF GREENVILLE

NO RENUNCIATION OF DOWER NECESSARY - WOMAN GRANTOR

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, successors and assigns, all her interest