

LOVE, THORNTON, ARNOLD & THOMAS, Notary Public, 410 E. Washington St., Greenville, S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

1 AUG 26 3 10 PM '80  
POMMIE STANKERSLEY  
R.M.C.

Grantees' Mailing Address: 128 Buist Avenue  
Greenville, S.C. 29609

KNOW ALL MEN BY THESE PRESENTS, that we, Alfred C. Ruban, Ann S. Ruban, Larry Edward Shirley, Jr. and Sandra S. Peden,

in consideration of One Dollar (\$1.00) and love and affection-----xRMLK.

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Nelle S. Shirley, her heirs and assigns forever, all our right, title and interest in and to all that piece, parcel or lot of land, with the building improvements thereon, situate, lying and being on the north side of Buist Avenue, in the County of Greenville, State of South Carolina and being shown as the western portion of Lot No. 20, Block B, on Plat of Oakland Heights recorded in Plat Book F at Page 204 in the R.M.C. Office for Greenville County, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Buist Avenue at the joint front corner of Lots 19 and 20 of Block B, said iron pin being 557 feet in an easterly direction from the northeast corner of intersection of Buist Avenue and Robinson Street and running thence with the line of Lot 19 in a northerly direction 170.5 feet to an iron pin on the south side of a 19 foot alley; thence along said alley in an easterly direction 67 feet to an iron pin; thence in a southerly direction (along property now or formerly of Cheatham ) 170.5 feet to an iron pin on the northern side of Buist Avenue; thence along the north side of Buist Avenue in a westerly direction 67 feet to the beginning corner.

This is the same property conveyed to the Grantors and Grantee by Deed of Marie W. Hohm recorded in Deed Book 1127 at Page 923 in the R.M.C. Office for Greenville County. The Grantor, Alfred C. Ruban, had an interest in this property because of a Contract he entered into with Marie W. Hohm which is recorded in Deed Book 894 at Page 185 in the R.M.C. Office for Greenville County. The remaining Grantors and Grantee are the sole heirs at law of Larry Shirley who died intestate on August 19, 1971.

CONTINUED ON REVERSE SIDE

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) and seal(s) this 23rd day of June 19 80.

SIGNED, sealed and delivered in the presence of:

B. J. Nguyen  
Judy M. Jeffers  
B. J. Nguyen

Alfred C. Ruban (SEAL)  
Ann S. Ruban (SEAL)  
Larry Edward Shirley, Jr. (SEAL)  
Sandra S. Peden (SEAL)

PROBATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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 witnessed the execution thereof, with other witness subscribed above

SWORN to before me this 23rd day of June 19 80.  
B. J. Nguyen (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/15/89

Judy M. Jeffers

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA  
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 whomsoever, 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 23rd day of June 19 80.  
B. J. Nguyen (SEAL)  
Notary Public for South Carolina  
My commission expires: 6/15/89

Martha B. Shirley

RECORDED this 6th day of June 1980, at Greenville, S.C., M., No. 4328 RV-2

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(12)-59-177-5-25

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