



Address of Grantee:

Sheet 542.1 Block 1
Parcel 3.7

Route 1
Greer, South Carolina 29651

KNOW ALL MEN BY THESE PRESENTS, that Frank L. Maxwell, Sr.

in consideration of One Hundred Dollars (\$100.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Sara Maxwell Bruce, her heirs and assigns forever:

All that piece, parcel or tract of land situate, lying and being in Austin Township, Greenville County, South Carolina, and being shown as the southwestern half of Tract No. 7 on a plat of the J. F. Maxwell estate by C. O. Riddle, dated April, 1961, and recorded in Plat Book YY, Page 39, recorded in RMC Office for Greenville County, containing 17.7 acres, more or less and having the following metes and bounds, to wit:

Beginning at an iron pin in the center of South Carolina Highway No. 296, in line of Tract No. 1, and running thence with the center of said road and the joint line of said tract N. 57-36 E. 604.1 feet to an iron pin; thence S. 33-24 E. 1820.9 feet to a point; thence S. 74-55 W. 257.85 feet to an iron pin; thence N. 30-35 W. 653.6 feet to an iron pin; thence N. 76-00 W. 582.8 feet to an iron pin; thence N. 35-00 W. 620.4 feet to an iron pin; thence N. 10-30 W. 52.6 feet to an iron pin, the point of beginning.

This is a portion of the property inherited from Joseph F. Maxwell who died intestate in 1960; see Probate File 742-20, Probate Judge's Office for Greenville County. Reference is also made to deed from C. L. Maxwell, Edgar Maxwell, Clark M. Maxwell, J. A. Maxwell, Mary M. Hendrix, and Lola M. Blakley as recorded in Deed Book 689 at Page 441, recorded in the aforementioned RMC Office.

542.1 - 1 - 3.13 → 17.7

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together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise 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 assigns against the grantor(s) and the grantor's(s) heirs (or successors) and against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the grantor's(s) hand(s) and seal(s) this 22 August 1980

SIGNED, sealed and delivered in the presence of:

Frank L. Maxwell, Sr. (SEAL)
Frank L. Maxwell, Sr.

Kogen M. Brooks
Edward H. May

(SEAL)
(SEAL)
(SEAL)

SCTO
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SEP 2 80
1399

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

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 22 August 1980

Edward H. May (SEAL)
Notary Public for South Carolina.

Kogen M. Brooks

My commission expires
12-30-1980

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

NO DOWER - WIFE DECEASED
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 or persons 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

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RECORDED SEP 2 1980 at 2:30 P.M. (SEAL)

Notary Public for South Carolina.

My commission expires

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