

Grantees' Address: 5 Waverly Court, Greenville, S. C. 29605

Prepared by WYCHE, BOUTESS, FREEMAN & PARIHAM, P. A., Attorneys at Law, Greenville, S. C. 1134 PAGE 535

State of South Carolina S. C. TITLE TO REAL ESTATE

GREENVILLE COUNTY

JOSEPH MARK WELLS

Know All Men by These Presents:

That JOSEPH MARK WELLS hereafter referred to as Grantor, in consideration of the sum of THIRTY-TWO THOUSAND FIVE HUNDRED & NO/100 (\$32,500.00) DOLLARS, paid to Grantor by JEFFREY B. AND JANICE H. ANDERSON hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee S, JEFFREY B. AND JANICE H. ANDERSON, their Heirs and Assigns, forever;

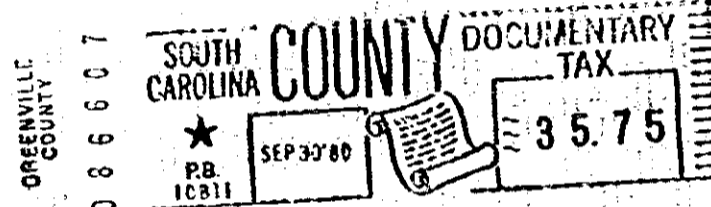
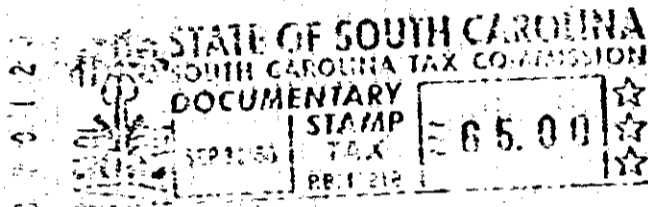
ALL that certain piece, parcel or lot of land with all buildings and improvements thereon, situate, lying and being on the southeastern side of Waverly Court in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 25 on a map of Augusta Heights, made by Dalton and Neves, Engineers, dated April, 1941, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book K, at page 88, reference to which is hereby craved for the metes and bounds thereof, said lot being 60 feet wide and 168 feet deep.

The above property is conveyed subject to all rights of way, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

(14) 519-212-4-49

The grantee agrees and summes to pay Greenville City and County property taxes for the tax year 1980 and subsequent years.

Derivation: Deed from Vernelle W. Perry recorded August 29, 1979, in Deed Book 1110, at page 308, R. M. C. Office for Greenville County, S. C.



TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining: TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantee and Grantee's Heirs/Successors and Assigns forever. AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 29th day of September, 1980.

Signed, Sealed and Delivered in the Presence of

[Signatures of witnesses]

JOSEPH MARK WELLS (Seal)
Grantor

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this

29 day of September, 1980

[Signature] (Seal) Notary Public for South Carolina

My Commission expires January 1, 1978

STATE OF SOUTH CAROLINA, GREENVILLE COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify

unto all whom it may concern, that Mrs. Janet Lynne Wells wife of the within named Grantor did this day appear before me, and 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 Grantee and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this

29 day of September, 1980

[Signature] (Seal) Notary Public for South Carolina

My Commission expires January 1, 1978

Recorded this SEP 30 1980 day of 19, at 4:03 P. M., No. 10132

519-212-4-49

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