

201 Middle Brook Road, Greer, S. C. 29651

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that RALPH L. OGDEN and LYRIC P. OGDEN

In consideration of One Hundred Twenty-Five Thousand and no/100ths Dollars, (\$125,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

WILLIAM E. LEYERS and BEVERLY F. LEYERS, Their Heirs and Assigns Forever:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, lying and being at the southerly intersection of Silver Creek Road and Middle Brook Road, near the City of Greenville, South Carolina, being known and designated as a portion of Lot No. 253 and a portion of Lot No. 254 on plat entitled "Revised plat of Lots 253 and 254, Sugar Creek", dated February 26, 1976 prepared by C. O. Riddle, Surveyor, recorded in the R. M. C. Office for Greenville South Carolina, in Plat Book 5Q at Page 108 and being shown on a more recent survey entitled "Lot 254, Property of William E. Leyers and Beverly F. Leyers" dated December 2, 1980, prepared by Carolina Surveying Company, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 8-J at Page 50, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of Middle Brook Road, said pin being the joint front corner of Lots 253 and 254 and running thence with the common line of said lots S. 36-45-24 E. 181.64 feet to an iron pin, the joint rear corner of Lots 253 and 254; thence N. 37-58-27 E. 162.19 feet to an iron pin on the southwesterly side of Silver Creek Road; thence with the southwesterly side of Silver Creek Road N. 49-15-00 W. 130 feet to an iron pin at the intersection of Silver Creek Road and Middle Brook Road; thence with said intersection N. 87-38-44 W. 32.2 feet to an iron pin on the southeasterly side of Middle Brook Road; S. 48-15-25 W. 100.78 feet to an iron pin, the point of beginning.

(11) 195-534.3-1-6

This is the same property conveyed to the Grantors by deed of Cothran & Darby Builders, Inc. recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1032 at Page 970 on March 15, 1976, and also by deed of Wayne A. Tarter and Bille E. Tarter recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Book 1033 at Page 142 on March 16, 1976. (Continued on Back)

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 15 day of December, 1980

SIGNED, sealed and delivered in the presence of:

James D. Calmes, Jr. (Signature)

RALPH L. OGDEN (SEAL) LYRIC P. OGDEN (SEAL)

DOCUMENTARY TAX COMMISSION STAMP 250.00

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

SWORN to before me this 15 day of December 1980

James D. Calmes, Jr. (Signature) (SEAL) Notary Public for South Carolina.

My commission expires 6/18/86

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 15 day of December 1980

James D. Calmes, Jr. (Signature) (SEAL) Notary Public for South Carolina.

My commission expires 6/18/86

LYRIC P. OGDEN (Signature)

RECORDED this day of

GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX DEC 15 '80 137.50

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