

Grantee's mailing address: 2 Phoenix Trail, Rt 10 Greenville, SC 29607
TITLE TO REAL ESTATE - Offices of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } 3:54 PM '80
COUNTY OF GREENVILLE } DEEDS & RECORDS

BOOK 139 PAGE 686

KNOW ALL MEN BY THESE PRESENTS, that James W. Schempp and Jane Schempp

in consideration of Seventeen Thousand and 00/100----- (\$17,000.00)----- Dollars,

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Gerald Padgett, his heirs and assigns forever,

ALL that piece, parcel or lot of land, situate, lying and being on the southwestern side of the cul-de-sac of Long Point Drive, in Austin Township, Greenville County, South Carolina, being shown and designated Lot No. 55 on a plat of HOLLY TREE PLANTATION, PHASE I, made by Enwright Associates, Engineers, dated May 28th, 1973, recorded in the RMC Office for Greenville County, S. C., in Plat Book 4-X, pages 32 through 37, inclusive, reference to which is hereby craved for the metes and bounds thereof.

The above described property is hereby conveyed subject to rights of way, easements, setback lines, drainage easements and a 25 foot sewer easement running through the said property, as shown on the aforementioned recorded plat and to the Declaration of Covenants and Restrictions Applicable to Holly Tree Plantation, recorded in the RMC Office for Greenville County, S. C., in Deed Book 997, page 583.

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This being the same property conveyed to the grantors by deed of Holly Tree Plantation, A Limited Partnership, dated May 5, 1975 and recorded May 23, 1975 in the RMC Office for Greenville County in Deed Book 1018, at Page 723.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat (s) or on the premises.

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 24th day of December, 1980

SIGNED, sealed and delivered in the presence of:
James W. Schempp (SEAL)
Jane Schempp (SEAL)

Dear M. Shablie (SEAL)

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 24th day of December, 1980
Notary Public for South Carolina
My commission expires 8/24/83

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 24th day of December, 1980
Notary Public for South Carolina
My commission expires 8/24/83

RECORDED this 29th day of December, 1980 at 3:54 P.M. 18870
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
GREENVILLE COUNTY
★ DEC 29 1980
PB. 18.70

