

FILED  
DEC 31 1980  
RMC  
COUNTY OF GREENVILLE

305 S E Main St  
Simpsonville, SC 29681

139 PAGE 827

GRANTEE'S ADDRESS:

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that ALVIS BROOKS N/K/A ALVIS BROOKS PAYNE AND WILTON C. BROOKS, JR.

in consideration of ONE DOLLAR, LOVE AND AFFECTION, SUBJECT TO THE LIFE ESTATE OF  
THE GRANTOR ALVIS BROOKS N/K/A ALVIS BROOKS PAYNE  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto

JERRY T. BROOKS, HIS HEIRS AND ASSIGNS FOREVER:

ALL OUR UN-DIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING:  
ALL that certain piece, parcel or lot of land in the Town of Simpsonville, Greenville County, State of South Carolina, on the easterly side of East South Main Street, being shown as Lot No. 1 of plat entitled "Property of Alvis Brooks, et al.", prepared by C. O. Riddle, dated October, 1968, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of East South Main Street, at joint front corner with property of Mary Brown and Maude B. Brown, and running thence with the easterly side of said Street, N. 3-02 W., 127.4 feet to an iron pin at joint front corner of L. Alfred Vaughn running thence with said Vaughn property, N. 81-00 E., 240 feet to an iron pin; thence S. 3-00 E., 40 feet to an iron pin; thence S. 10-25 E., 113.1 feet to an iron pin; thence S. 86-58 W., 253.3 feet to an iron pin, the beginning corner.

(18) 899-321-2-2 (NOTE)

This is the identical property as conveyed to the grantors by deeds recorded in the RMC Office for Greenville County in Deed Book 867, Page 359 and in Deed Book 863, Page 154.

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

The grantor Alvis Brooks Payne specifically reserves a life estate for herself in the within described property. It is the intention of this conveyance that upon the expiration of said life estate at the death of Alvis Brooks Payne the grantor Wilton C. Brooks, Jr. and the grantee Jerry T. Brooks shall each own an un-divided 1/2 interest as tenants in common in said property.

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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 4 day of December, 1980  
December 1980  
SIGNED, sealed and delivered in the presence of:  
AS TO ABP Alvis Brooks (SEAL)  
ALVIS BROOKS N/K/A ALVIS BROOKS PAYNE (SEAL)  
AS TO ABP Wilton C. Brooks, Jr. (SEAL)  
WILTON C. BROOKS, JR. (SEAL)  
AS TO WCB Jerry T. Brooks (SEAL)  
AS TO WCB Jerry T. Brooks (SEAL)

STATE OF SOUTH CAROLINA } PROBATE AS TO ABP  
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 4 day of December 19 80  
Debra Jean Lewis (SEAL)  
Notary Public for South Carolina.  
My commission expires 8-31-86

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF }

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)' 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 4 day of December 19 80  
Melba C. Wilson (SEAL)  
Notary Public for South Carolina.  
My commission expires Oct 29, 1986

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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