

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

FILED
1981
JAN 25
P. H. WILSON
CLARENCE FERGOUSON
SHERSLEY

GRANTEE'S ADDRESS:

179 - 19 136th Avenue
Springfield Gardens, New York 11434

in consideration of **EIGHT THOUSAND THREE HUNDRED AND NO/100ths-----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 **PETER JAMES EMANUEL, HIS HEIRS AND ASSIONS FOREVER:**

ALL that peice, parcel, or lot of land with the improvements thereon, in Gantt Township, County of Greenville, State of South Carolina, as shown on a plat, Property of Peter James Emanuel, dated January 27, 1981, drawn by R.B. Bruce, Registered Land Surveyor No. 1952 (Carolina Surveying Company), and recorded with this deed in Plat Book 8-5 at Page 38, in the Office of the Register of Mesne Conveyance of Greenville County, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin, 82 feet from an old monument R/W I-85, and running thence N.3-20E. 100 feet to an iron pin; thence S.80-32E. 70 feet to an iron pin; thence S.3-20W. 100 feet to an iron pin, then N.80-32W. 70 feet to the point of beginning; subject to the road of access on the western side and connecting with the Frontage Road shown on the plat herein described.

BEING the same property conveyed by Elliot Dirton to grantor, William Clarence Ferguson, as noted in Deed Book 714, at Page 310, June 26, 1962, and recorded January 14, 1963; being noted as Tax District 156-W02.1-1-4.8.

This conveyance is made subject to all easements, restrictions, covenants, rights of way, and zoning laws of record or as may be noted by inspection.



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) does hereby bind the grantee(s) and the grantee(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 28th day of January, 1981

SIGNED, sealed and delivered in the presence of

William Clarence Ferguson (SEAL)
William Clarence Ferguson (SEAL)
[Signature] (SEAL)
[Signature] (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that she saw the within named grantor(s) sign, seal and as the grantor(s)'s act and deed, deliver the within written deed and that is he, with the other witness subscribed above, witnessed the execution thereof.

SWORN to before me this 28th day of January, 1981

Notary Public for South Carolina

My commission expires March 19, 1989

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 (they) do so freely, voluntarily, and without any compulsion, dread or fear of any person whatsoever, renounce, release and forever relinquish unto the grantor(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

28th day of January, 1981

Notary Public for South Carolina

My commission expires

RECORDED

JAN 29 1981

19

1:29 P. M.

4327 IV-2