

TITLE NOT EXAMINED

TITLE TO REAL ESTATE—Love, Thornton, Arnold & Thomason, 410 E. Washington St., Greenville, S.C.

Grantee(s) Mailing Address: Rt. 3, Box 340-A
Pelzer, SC 29669

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
3 48 PM '81
R.M.C. HERSLEY

KNOW ALL MEN BY THESE PRESENTS, that WALTER JEANES

in consideration of Three Thousand and no/100ths (\$3,000.00) ----- 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 Thomas Harold Phillips and Kathy Ann Agee, their heirs and assigns forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, containing 1.41 acres more or less, situate lying and being on the southeastern side of Grey Road in the County of Greenville, State of South Carolina, being shown and designated as Lot No. 3 on Plat of Walter Jeanes, prepared by John C. Smith and Son, R.L.S., dated March 13, 1980, and being described more particularly, according to said plat, to-wit:

BEGINNING at an iron pin on the southeastern side of Grey Road at the joint front corner of Lots 2 & 3 and running thence along said road N. 33-44 E. 199.95 ft. to a nail and cap in said road at the joint front corner of lots 3 and 4; thence along the common line of said lots S. 41-39-04 E. 339.93 ft. to an iron pin at the joint rear corner of said lots; thence S. 49-22 W. 200.04 feet to an iron pin at the joint rear corner of lots 2 and 3; thence along the common line of said lots N. 40-20-35 W. 285.99 feet to an iron pin at the joint front corner of said lots on the southeastern side of Grey Road, the point of beginning. 22-(55)-588.3-1-16.9

DERIVATION: Deed of Chester Algood and Mae Belle Algood recorded September 4, 1979 in Deed Book 1110 at page 722.

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear of record 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 day of 5 May 1981

SIGNED, sealed and delivered in the presence of:

S. Gray Wabal
Mason K. Williams

Walter Jeanes (SEAL)
WALTER JEANES (SEAL)

GREENVILLE COUNTY PROBATE
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
MAY-5-81 03.30 (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of May 19 81.

S. Gray Wabal (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Mason K. Williams

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, successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

5th day of May 19 81.
S. Gray Wabal (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Vera W. Jeanes
Vera W. Jeanes

RECORDED MAY 6 1981 day of May 19, at 3:48 P. M., No. 31053

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