

TITLE TO REAL ESTATE—Office of Bozeman & Crayton, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA } 10 27 AM '82  
COUNTY OF GREENVILLE } WERSLEY

KNOW ALL MEN BY THESE PRESENTS, that Davidson-Vaughn, a South Carolina Partnership

in consideration of Eighty Thousand and No/100 (\$80,000.00)-----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 Michael J. Magrino and Nancy J. Magrino, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 31 of a Planned Unit Development Subdivision known as Creekside Villas, Phase I according to a plat thereof dated November 30, 1981 prepared by Arbor Engineering, Inc. and recorded in the RMC Office for Greenville County in Plat Book 8-P at Page 53 and also being known as Lot 31 according to a survey prepared for Michael J. Magrino and Nancy J. Magrino by Arbor Engineering dated February 18, 1982 being recorded in the RMC Office for Greenville County in Plat Book 8-V at Page 94 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the joint line of Lots 31 and 32 and running thence N. 56-36 E. 63.96 feet to a point; thence S. 33-24 E. 43.11 feet to a point at the line of Lot 30; thence S. 56-36 W. 9.9 feet to a point; thence S. 33-24 E. 13.01 feet to a point; thence S. 56-36 W. 63.85 feet to a point; thence N. 33-24 W. 22.7 feet to a point at the line of Lot 32; thence N. 56-36 E. 10 feet to a point; thence N. 33-24 W. 15.95 feet to a point; thence N. 56-36 E. .21 feet to a point; thence N. 33-24 W. 17.05 feet to the point of beginning. Grantor does further grant unto Grantees, their heirs and assigns, an easement appurtenant to go upon Lot 32 Creekside Villas PUD in the vicinity of the joint property line of Lot 32 and 31, for the purpose of repairing, servicing and maintaining the heat pump located on Lot 32, as appears on said recorded plat. This right of ingress and egress and right to maintain said heat pump shall not only be an easement appurtenant but a covenant running with the land. In the event the owner of Lot 31 elects to move the heat pump from its location on Lot 32 to some location on Lot 31, then this easement shall terminate; otherwise, it shall continue and pass to the benefit of each successive owner of Lot 31.

(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 19th day of February 19 82 DAVIDSON-VAUGHN, A SOUTH CAROLINA PARTNERSHIP BY: Dean Davidson (SEAL)

SIGNED, sealed and delivered in the presence of: AND Janice Davidson (SEAL)  
Janette D. Oldt (SEAL)  
 Vickie D. Wilkerson (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 19th day of February 19 82  
Vickie D. Wilkerson (SEAL) Janette D. Oldt  
Notary Public for South Carolina. 3/14/83

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER - NOT NECESSARY  
COUNTY OF GREENVILLE } 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 and singular the premises before mentioned.

DOCUMENTARY TAX STAMP  
SOUTH CAROLINA COUNTY DOCUMENTARY TAX  
FEB 22 1982 \$ 88.00

107901

4328 RV.2