

1 Vaille Drive, Taylors, S. C. 29687
TITLE TO REAL ESTATE-- Offices of William B. James, Attorney at Law, 114 Williams St., Greenville, S. C. 29601

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

SONNENSHINE WINSLEY

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KNOW ALL MEN BY THESE PRESENTS, that Florence H. West

in consideration of Forty-two Thousand Seventy-eight and 58/100 (\$42,078.58) 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 James B. Taylor and Mary J. Taylor, their heirs and assigns forever:

ALL that piece, parcel or lot of land in the County of Greenville, State of South Carolina, situate, lying and being on the northeastern corner of the intersection of Vaille Drive (formerly Confederate Avenue) and Pine Branch Drive and being known and designated as Lot No. 7 on a plat entitled "Addition to Sheffield Forest: recorded in the R.M.C. Office for Greenville County in Plat Book III at Page 112 and having, according to said plat, the following metes and bounds, to-wit: 11 (276) T33-2-282

BEGINNING at an iron pin on the northern side of Vaille Drive, joint front corner of Lots 7 and 8 and running thence N. 10-03 E. 145 feet to an iron pin; thence with the common line of Lots 6 and 7 N. 81-00 W. 132.5 feet to an iron pin on the eastern side of Pine Branch Drive; thence with said Drive S. 09-00 W. 120 feet to a point at the northeastern corner of the intersection of Pinebranch Drive and Vaille Drive; thence with the curve of the intersection, the chord being S. 36-00 E. 35.4 feet to an iron pin on the northern side of Vaille Drive; thence with said Drive S. 81-00 E. 105 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

Grantees herein assume and agree to pay that certain Note and Mortgage heretofore executed unto Cameron Brown Company in the original amount of \$38,000.00 recorded in Mortgage Book 1305 at Page 765, which Mortgage has a present balance of \$34,921.42.

THIS is the identical property conveyed to the Grantor herein by deed of Ishmael L. Lyons and Lynda B. Lyons recorded May 4, 1979, in the R.M.C. Office for Greenville County in Deed Book 1101 at Page 795.

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 30th day of April 1982

SIGNED, sealed and delivered in the presence of:

Alicia L. Hilley
William B. James

Florence H. West (SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned 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 30th day of April 1982

William B. James (SEAL)
Notary Public for South Carolina

My commission expires: 3-28-89

Alicia L. Hilley

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER
NOT NECESSARY - FEMALE GRANTOR

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

William B. James (SEAL)
Notary Public for South Carolina

My commission expires:

RECORDED this 30th day of April 1982

RECORDED APR 30 1982

at 2:53 P.M.

21253

GREENVILLE COUNTY DEPARTMENT OF TAXATION
APR 30 1982
46.75

10230

4328 RV-2