

TITLE TO REAL ESTATE-Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

JUN 1982

SLEY

KNOW ALL MEN BY THESE PRESENTS, that PETER L. DIXON and JANET P. DIXON

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in consideration of FORTY-ONE THOUSAND AND NO/100 (\$41,000.00)----- 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 MELVIN S. STAUFFER and LYND A. STAUFFER, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the Town of Simpsonville, Austin Township, Greenville County, South Carolina, being shown as Lot No. 142, on plat of Section II of WESTWOOD Subdivision prepared by Piedmont Engineers & Architects, dated September 16, 1970, and recorded in the RMC Office for Greenville County in Plat Book 4-F at pages 44 and 45, and having, according to a more recent survey entitled "Property of Melvin S. Stauffer and Lynda A. Stauffer, dated June 2, 1982, prepared by R. L. Bruce, R.L.S., the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the northern side of Anglewood Drive, joint front corner of Lots 141 and 142 and running thence along the joint line of lots 141 and 142 N. 32-10 W. 150.0 feet to an old iron pin; thence N. 57-50 E. 90.0 feet to an old iron pin, the joint rear corner of Lots 142 and 143; thence running along the joint line of lots 142 and 143 S. 32-10 E. 150.0 feet to an old iron pin on the northern side of Anglewood Drive, joint front corner of Lots 142 and 143, running thence along the northern side of Anglewood Drive S. 57-50 W. 90.0 feet to an old iron pin, the point of beginning.

This being the same property conveyed to the Grantors herein by deed of Gerald B. and Jo Ann B. Chandler dated February 24, 1972, recorded February 24, 1972 in the RMC Office for Greenville County, S.C. in Deed Volume 937 at page 48. 18(899) 574-7-1-93

This conveyance is made subject to the restrictive and protective covenants affecting Section II of Subdivision known as WESTWOOD, Said restrictive and protective covenants being recorded in the RMC Office for Greenville County in Deed Volume 899 at page 347. This conveyance is made subject 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 7 day of June 1982
SIGNED, sealed and delivered in the presence of:
Peter L. Dixon (SEAL)
Janet P. Dixon (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE PROBATE

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 7 day of June 19 82
Mable B. Ayers (SEAL) R. C. Ayers
Notary Public for South Carolina
My commission expires: September 18, 1991

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 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 within mentioned and released.

GIVEN under my hand and seal this 7 day of June 1982
Mable B. Ayers (SEAL) Janet P. Dixon
Notary Public for South Carolina
My commission expires: September 18, 1991

RECORDED this ___ day of _____

(CONTINUED ON NEXT PAGE)

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GREENVILLE COUNTY DOCUMENTARY TAX 45.10