

LAW OFFICES OF HOWARD & McDONALD, ATTORNEYS AT LAW 827 BROADUS AVE., GREENVILLE, S.C. 29601

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } R.M.C.

KNOW ALL MEN BY THESE PRESENTS, that Voniver S. Kelly and Georgette C. Kelly,

in consideration of One Hundred Seven Thousand and 00/100 (\$107,000.00)-----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 Paul W. Niskanen and Valerie G. Niskanen, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land with the buildings and improvements lying thereon and being on the northwesterly side of White Water Court, near the City of Greenville, S. C., and being designated as Lot 170 on a plat entitled "Revision Lots 170 and 171, Map No. 2, Sugar Creek" as recorded in the RMC Office for Greenville County, S. C. in Plat Book 7Q-73 (for original plat, see Plat Book 4R-85), reference to which plat is hereby craved for a metes and bounds description thereof.

As shown on the plat above referred to, portions of the driveway serving Lots 170 and 171 are located partly on both of said lots. This property was conveyed to the Grantors herein by Deed of Cothran & Darby Builders, Inc., recorded March 7, 1980, in Deed Book 1121-779 wherein the following appears: "The grantors and the grantees herein do hereby create a joint and reciprocal easement appurtenant for the purpose of ingress and egress to the respective lots for the benefit of the owners thereof, their invitees, licensees and assignees, the owners of the respective lots being equally and jointly responsible for the upkeep, maintenance and repair of that portion of the driveway that is joint, each being responsible individually for the upkeep, maintenance and repair for the respective portions thereof located exclusively on each lot." This conveyance is made subject to the privileges and obligations stated therein.

11(195) 534.3-1-83

This conveyance is subject to all restrictions, setback lines, roadways, and rights-of-way, if any, affecting the above described property, and is subject to a 10' drainage easement and 25' sanitary sewer easement.

Grantees' address: 210 White Water Court, Greer, S. C. 29651

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 10th day of December, 19 82  
SIGNED, sealed and delivered in the presence of:  
[Signature] (SEAL)  
Georgette C. Kelly (SEAL)  
[Signature] (SEAL)  
[Signature] (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 10th day of December 19 82.  
[Signature] (SEAL) Wilma W. Howell  
Notary Public for South Carolina.  
My commission expires 1/20/92

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
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 singular the premises within mentioned and released.  
GIVEN under my hand and seal this 10th day of December 19 82  
[Signature] (SEAL) Georgette C. Kelly  
Notary Public for South Carolina.  
My commission expires 1/20/92

RECORDED this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_ M., No. \_\_\_\_\_

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