

Grantee's Address: 4 Ridge Road, Greenville, S.C. 29611

SASSO & LEDFORD - Attorneys At Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OFFICE OF THE CLERK OF COURT
SOUTH CAROLINA
CLERK OF COURT
SLEY

VOL 1180 PAGE 481

KNOW ALL MEN BY THESE PRESENTS, that Viva B. Hines

in consideration of Fifty Four Thousand and no/100 (\$54,000.00)----- 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 Charles E. Bancroft, his heirs and assigns, forever:

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina, containing 1 1/2 acres, more or less, and fully shown and set forth on the extreme northeast corner of a plat of the C.F. Toms lands as recorded in Plat Book U, Page 105. The said lot of land is triangular in shape and lies between two roads in the manner and as represented on the said plat and the courses and distances as given on that plat are adopted and made a part hereof.

LESS, HOWEVER:

15(500) 272-1-19

ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Ridge Road as shown on a plat of the same prepared by Clifford C. Jones, R.L.S., dated February 14, 1973, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Ridge Road at the joint front corner of property of the Grantor and property of Gordon B. Galbraith, Jr., and running thence along the joint line of said properties N. 79-25 W. 272.5 feet to an iron pin; thence N. 32-30 E. 125 feet to an iron pin; thence S. 81-49 E. 224 feet to an iron pin on the western side of Ridge Road; thence along the line of Ridge Road S. 9-27 W. 125 feet to an iron pin, the beginning corner.

This conveyance is made subject to any easements, restrictions ** continued or together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or pertaining, 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 6th day of January, 1983

SIGNED, sealed and delivered in the presence of

Viva B. Hines (SEAL)
BY: *W. Bentley Hines*, Attorney in (SEAL)
Fact for Viva B. Hines
Margaret McKinney (SEAL)
Lettering in fact (SEAL)

STATE OF SOUTH CAROLINA }
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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 6th day of January 1983

Notary Public for South Carolina

My commission expires 12/7/86

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION

NO. NECESSARY - GRANIOR WOMAN

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
day of 19

Notary Public for South Carolina (SEAL)

My commission expires

RECORDED this day of 19

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