

TITLE TO REAL ESTATE—L... 3 Aug 83... 410 E. Washington St., Greenville, S.C.
STATE OF SOUTH CAROLINA) S. J. MCGUIRE)
COUNTY OF GREENVILLE) R.M.C.)
Grantees' Mailing Address
Post Office Box 598, Tryon, NC 28782

KNOW ALL MEN BY THESE PRESENTS, that Douglas H. Russell and G. Ella Russell

in consideration of One hundred twenty eight thousand and No/100ths (\$128,000.00) 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 Nancy R. Martin

ALL that certain piece, parcel or tract of land together with all improvements thereon situate, lying and being on the Westerly side of Hearthstone Ridge Road and on the Southwestern side of U.S. Highway No. 176 in the County of Greenville, State of South Carolina, being shown as a tract containing 4.42 acres on a plat of the property of Douglas H. Russell and G. Ella Russell dated November 21, 1980 prepared by Freeland and Associates, recorded in Plat Book 8-J at page 26 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin near the center of Hearthstone Ridge Road at the intersection of U.S. Highway no. 176 right-of-way and running thence with Hearthstone Ridge Road the following courses and distances: S 86-51 W 224.2 feet, S 55-00 W 71 feet, S 16-00 E 77 feet, and S 38-00 E 120 feet to an iron pin; thence N 77-24 W 203 feet to an iron pin; thence N 64-19 W 261.3 feet to an iron pin; thence N 27-16 E 566.99 feet to an iron pin in the right-of-way of U.S. Highway No. 176; thence with said Highway right-of-way S 39-20 E 569 feet to the point of beginning.

Derivation: This is the same property conveyed to grantors by deed of Ruth Lois Sebrell recorded on December 4, 1980 in Deed Book 1138 at page 379 in the RMC Office for Greenville County.

This conveyance is subject to any and all existing reservations, easements, right-of ways, zoning ordinances and restriction or protective covenants that may appear of record or on the premises.

1(436) 624.11-1-2.2

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 1st day of August 19 83

SIGNED, sealed and delivered in the presence of:

Mary Beth Bonang (SEAL)
Douglas H. Russell (SEAL)
Janice L. McGuire (SEAL)
G. Ella Russell (SEAL)

STATE OF ~~SOUTH CAROLINA~~ } Maine PROBATE
COUNTY OF ~~GREENVILLE~~ } Lincoln

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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 1st day of August 19 83

Janice L. McGuire (SEAL)
Notary Public for South Carolina JANICE L. MCGUIRE
My commission expires: SEPTEMBER 23, 1983

STATE OF ~~SOUTH CAROLINA~~ } Maine RENUNCIATION
COUNTY OF ~~GREENVILLE~~ } Lincoln

I, the undersigned Notary Public, the undersigned wife (wives) of the above named grantor(s) respectively, and 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 1st day of August 19 83

Janice L. McGuire (SEAL)
Notary Public for South Carolina JANICE L. MCGUIRE
My commission expires: SEPTEMBER 23, 1983

RECORDED this 9 day of August 19 83 at 3:09 PM

250.00
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 140.80
AUG 23 1983
G. ELLA RUSSELL
M. No. Nancy R. Martin

5000

4328-11-2