Grantee's Address: 5 Sherbrooke Lane, Taylors, S. C. 29687 TITLE TO REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mono, Attorne's at Lay, Greenville, S. C. vei 1963 ragi 774 STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE CONNIE S. TARREDSLEY R.H.C KNOW ALL MEN BY THESE PRESENTS, that Betty Kay Baughman Forty Thousand and No/100ths---in consideration of to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto RONALD J. MELANSON AND JUDY B. MELANSON, THEIR HEIRS AND ASSIGNS, FOREVER: All that piece, parcel or lot of land situate, lying and being in the County of Greenville, South Carolina, on the Southern side of Sherbrooke Lane (formerly known as Cahu Drive), being known and designated as the western portion of Lot 50 on a plat of Broadmoor Subdivision dated July 1960, recorded in the RMC Office for Greenville County in Plat Book RR, Page 47, and being described, according to said plat, more particularly as follows: BEGINNING at an iron pin on the Southern side of Sherbrooke Lane (formerly known as Cahu Drive), at the Northwestern corner of Lot 50, and running thence along said street S. 85-21 E. 99.1 feet to an iron pin; thence S. 1-40 W. 178.9 feet to an iron pin at the rear line of Lot 50; thence N. 85-41 E. 107.85 feet to an iron pin; thence N. 4-21 E. 179.1 feet to an iron pin, the point of beginning; being the same property conveyed to Betty Kay Baughman by deed of Patricia S. Durham recorded July 17, 1976 in the RMC Office for Greenville County in Deed Book 1038, Page 171. This conveyance is made subject to all restrictions, zoning ordinances and easements of record or on the ground affecting the subject property. 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 30t Hay of SIGNED, sealed and delivered in the presence of: (SEAL) (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. (SEAL) Notary Public for South Carolina My commission expires: 7/22 UNNECESSARY--WOMAN GRANTOR STATE OF SOUTH CAROLINA RENUNCIATION OF DOWER **COUNTY OF** 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 whomso-ever, 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.

Comprehension

day of August RECORDED this_

My commission expires

GIVEN under my hand and seal this

Notary Public for South Carolina.

day of

_(SEAL)