

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

1981
DONNA W. WATKINS

1159-121

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that I, Frances B. Semones

in consideration of Five and No/100----(\$5.00)-----and love and affection-----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 James David Semones, his heirs and assigns forever;

ALL that piece, parcel or tract of land with all improvements thereon or hereafter constructed thereon situate, lying and being in the County of Greenville, State of South Carolina, containing 1.22 acres as shown on plat of property of James K. & Frances B. Simones according to a survey made by Terry T. Dill, Engineer on 6/28/77 in Glassy Mountain Township and having according to said plat, the following courses and distances, to-wit:

BEGINNING at an iron pin at edge of a 30-foot dirt road and other properties of Donald J. Williams, Sr. and running thence S.84-23 W. 56 feet to a creek; running thence with the creek as the line the following courses and distances: N.05-37 W. 90 feet, N.38-42 W. 58 feet, N.09-47 E. 95 feet, N.03-17 E. 100 feet, N.16-50 W. 40 feet to iron pin, N.30-27 W. 48 feet; running thence N.86-00 E. 232 feet to the approximate center of a dirt road; running thence with said dirt road, S.01-55 E. 85 feet; running thence S.38-39 W. 172 feet; thence S.03-11 W. 200 feet to the point of beginning.

(3) - 355 - 645.2 - 1 - 5.10

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights-of-way appearing on the property and/or of record.

THIS is the same property as that conveyed to James K. Semones and Frances B. Semones by deed from Donald J. Williams, Sr. recorded in the RMC Office for Greenville County in Deed Book 1061 at Page 828 on August 4, 1977. James K. Semones died testate devising the within described property to the Grantor herein and reference is made to the Estate of James K. Semones on record in the Probate Court for Greenville County in Apartment 1609 a File 8.

THE mailing address of the Grantee is c/o Mrs. Minnie Bridges, 102 Lowndes Avenue, Greenville, South Carolina 29607.

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 3rd day of December, 19 81.

SIGNED, sealed and delivered in the presence of:

Frances B. Semones (SEAL)
Frances B. Semones

Kathy H. Rollins (SEAL)
Joyce M. Williams (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 3rd day of December 19 81.

Joyce M. Williams (SEAL)
Notary Public for South Carolina

My commission expires 12/28/83

Kathy H. Rollins

STATE OF SOUTH CAROLINA }
COUNTY OF

RENUNCIATION OF DOWER
NOT NECESSARY-WOMAN GRANTOR.

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

(SEAL)
Notary Public for South Carolina.

My commission expires

RECORDED this 4th day of December 19 81, at 10:22 A/ M., No. 13373

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