

8 West Red Fox Trail, Greenville, S. C.

ASHMORE & HUNTER, ATTORNEYS, 110 Laurens Road, Greenville, South Carolina 29603

1071 800

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Ben J. Bakanec and Kay F. Bakanec

in consideration of Sixty Five Thousand & 00/100 (\$65,000.00)-----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 Kenneth D. Parsons and Sue B. Parsons, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land with buildings and improvements thereon, lying and being on the southwestly side of Red Foxtrail, near the City of Greenville, South Carolina being known and designated as Lot No. 45 on plat entitled "Final Plat Revised, Foxcroft Section II", as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 4N at Pages 36 and 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Red Fox Trail said iron pin being the joint front corner of Lots 17 and 45 and running thence along the edge of Red Fox Trail S. 16-15 E. 73.5 feet to a point; thence continuing along Red Fox Trail S. 16-01 E. 76.5 feet to a point; thence along the edge of Lot 44 S. 87-25 W. 115.6 feet to a point; thence N. 86-54 W. 112.8 feet to a point; thence along the line of Lot 18 N. 26-33 E. 116.2 feet to a point; thence along a line of Lot 17 N. 73-45 E. 140 feet to a point.

This is the same property conveyed to Grantors herein by Deed of McDowell-Roddy & Associates, Inc. dated April 23, 1974 and recorded in the R.M.C. Office for Greenville County in Deed Book 998 at Page 34.

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This property is subject to existing easements, restrictions and rights of way upon or affecting said 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 assigns against the grantor(s) and the grantor'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 13 day of January 1978

SIGNED, sealed and delivered in the presence of

[Handwritten signatures of witnesses]

Ben J. Bakanec (SEAL)
Ben J. Bakanec
Kay F. Bakanec (SEAL)
Kay F. Bakanec

(SEAL)

GCTO
JAN 13 1978

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 13 day of January 19 78

Randolph W. Hunt (SEAL)
Notary Public for South Carolina
My commission expires: 7-18-87

Randolph W. Hunt

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

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 and singular the premises within mentioned and released.

GIVEN under my hand and seal this

13 day of January 1978
Randolph W. Hunt (SEAL)
Notary Public for South Carolina
My commission expires: 7-18-87

Kay F. Bakanec
Kay F. Bakanec

RECORDED this 13 day of JAN 13 1978 at 2:18 P. M. No. 20984

540.9-1-45

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