

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Coachman Drive
Simpsonville, S.C.
29681

KNOW ALL MEN BY THESE PRESENTS, that N. WAYNE HIPPS AND FRANCES J. HIPPS

in consideration of FORTY FIVE THOUSAND AND NO/100 (\$45,000.00) ----- 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

RAYMOND J. SHAMANSKI AND JACKIE H. SHAMANSKI, their heirs and assigns forever:

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Coachman Drive, in Greenville County, South Carolina, being known and designated as Lot No. 25 on a plat entitled Phase I, Coachwood Forest, made by J. L. Montgomery III dated February-March 1976, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book 5-R, at page 14, reference to which is hereby made for a more complete description thereof.

The above described property is the same conveyed to the grantors herein by deed of William F. Finnell and Grace A. Finnell recorded in Deed Book 1040 at page 900 on August 6, 1976, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

The grantees herein agree and assume to pay Greenville County property taxes for the tax year 1978 and subsequent years.

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 grantees, and the grantee's heirs or successors and assigns, forever. And the grantors do hereby bind the grantors and the grantee's heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs or successors and assigns against the grantors and the grantee's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's hand and seal this 16th day of January 1978

Signed, sealed and delivered in the presence of

William F. Finnell
Grace A. Finnell

N. Wayne Hipps (SEAL)
Frances J. Hipps (SEAL)

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

SEEN to before me this 16th day of January 1978

William F. Finnell (SEAL)

William F. Finnell

Notary Public for South Carolina
My commission expires: 11-21-84

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

UNNECESSARY - GRANTORS DIVORCED

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 grantor(s) and the grantee'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

____ day of _____ 19____ (SEAL)

Notary Public for South Carolina
My commission expires:

RECORDED this JAN 17, 1978, 10:15 A.M. No. 21211

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