

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that I, John M. Kern,

in consideration of Thirteen Thousand and No/100 (\$13,000.00) ----- 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 John R. Young, James E. Cook, their heirs and assigns forever: 24 Kneffs Road, Mauldin, SC 29667

All that certain piece, parcel or tract of land situate, lying and being in Greenville County, SC, in Grove Township, on the western side of Old Grove Road, containing 4.75 acres, being shown and designated as Lot No. 4 according to a plat entitled "Survey for John R. Young", prepared by Carolina Surveying Co., dated February 8, 1978, recorded in the RMC Office for Greenville County, SC, in the Plats Book 4N, at Page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin on the western side of Old Grove Road, at the joint front corner of Lots 4 and 5, and running thence along the joint line of said lots N 67-30 W 895 feet to an old iron pin at the joint rear corner of said lots; thence along the common line of Lots 4 and 7 N 35-47 W 190 feet to a fence post; thence continuing along the common line of Lots 4 and 7 N 20-48 W 128 feet to an old iron pin at the joint rear corner of Lots 3 and 4; thence along the common line of said lots S 68-00 E 1,162.2 feet to an old iron pin on the western side of Old Grove Road; thence along the western side of Old Grove Road S 25-19 W 200.9 feet to an old iron pin, the point of beginning.

This being the identical property conveyed to the grantor by deed of Minnie P. Kern recorded in the RMC Office for Greenville, SC, in Deed Book 279, at Page 275, on August 24, 1945.

-156-436-6.1-1-27

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record, on the recorded plat(s) or on the premises, and specifically that Right-Of-Way Agreement granted by the grantor herein to Piedmont Natural Gas (over)

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 whatsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor(s)'s hand(s) and seal(s) this 8th day of February 19 78

SIGNED, sealed and delivered in the presence of

Margaret Anne Beacham
John P. Mitchell

John M. Kern (SEAL)
JOHN M. KERN
STATE OF SOUTH CAROLINA (SEAL)
DOCUMENTARY (SEAL)
STAMP TAX \$ 26.00 (SEAL)
PROBATE

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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 8TH day of February 1978

John P. Mitchell (SEAL) Margaret A. Beacham
Notary Public for South Carolina.
My commission expires 3/18/80

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of February 1978

John P. Mitchell (SEAL) Hazel W. Kern
Notary Public for South Carolina.
My commission expires 3/18/80

RECORDED this _____ day of _____ 19____, at _____

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