

✓ TITLE TO REAL ESTATE - Prepared by PYIE & LEAPHART, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Grantee's mailing address FILED  
Route 2, Pelzer, S.C. 29687 CO. S. C.

APR 3 2 27 PM '78  
DONNIE S. TANKERSLEY  
R.N.C.  
VOL 1076 PAGE 395

KNOW ALL MEN BY THESE PRESENTS, that Gloria M. Montjoy

in consideration of Fifteen Thousand and no/100 (\$15,000.00) 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 James T. Hardy, his heirs and assigns, forever:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville on the southern side of South Carolina Highway No. 50, and containing 14.45 acres, more or less, being a portion of property shown on plat of property of George Johnson, made by C. O. Riddle, February, 1954, recorded in the RMC Office for Greenville County in Plat Book KKK at Page 139, and being more particularly described as Tract A on a plat of survey for Gloria M. Montjoy made by Carolina Engineering and Surveying Co., May 10, 1966, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5B at Page 112, as follows:

BEGINNING at a point on the southern side of South Carolina Highway No. 50 at the joint front corner of property of the Grantor and David Kellett, and running thence along the southern side of South Carolina Highway No. 50, N. 8-05 E., 316.1 feet to a point; thence N. 9-49 E., 513.0 feet to a point at the joint front corner of property owned by Lillian K. Hardy; thence S. 80-11 E., 987.5 feet to an iron pin to the property line of John H. McKittrick, thence S. 13-54 E., 354.0 feet to an iron pin; thence S. 50-57 W., 579.5 feet to an iron pin; thence N. 39-30 W., 503.0 feet to an iron pin; thence S 50-30 W., 523.0 feet to the point of beginning.

This being the same property conveyed to the grantor herein by deed of Kenneth M. and Bonnie K. Finnie recorded in the RMC Office for Greenville County on April 12, 1977, in Deed Book 1054 at Page 489.

Block Book Reference: 588.2-1-22

110-588.2-1-22

This conveyance is made subject to all restrictions, set back lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

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)' heirs, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)' heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)' heirs, successors and assigns against the grantor(s) and the grantor(s)' heirs, successors and assigns 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 3<sup>rd</sup> day of February 19 78.

SIGNED, sealed and delivered in the presence of:

Elizabeth B. Robert  
Bonnie K. Finnie

Gloria M. Montjoy (SEAL)  
Gloria M. Montjoy

STATE OF GEORGIA }  
COUNTY OF JASPER }

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

SWORN to before me this 3<sup>rd</sup> day of February 19 78.

Bonnie K. Finnie (SEAL)  
Notary Public for Georgia  
My commission expires: 7/9/80

Elizabeth B. Robert

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER 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)' heirs, 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 \_\_\_\_\_ day of APR 3 1978

588.2 1-4 AT 2:27 P.M. 29078

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