

Grantee's mailing address: Route 1, Bridges Road, Simpsonville, S. C. 29681

TITLE TO REAL ESTATE—Offices of Boreman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE
JAN 15 2011
DONNIE S. TANKERSLEY
R.M.C.

VOL 1095 PAGE 350

KNOW ALL MEN BY THESE PRESENTS, that Mauldin Downs, Ltd., a South Carolina Limited Partnership

in consideration of Fifty Thousand and No/100-----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 Alvin H. Rice and M. Dewayne Rice, their heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 4 of Mauldin Downs as shown on a plat thereof prepared by Schumacher Engineering Service dated March 20, 1978 and recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-7 at Page 96 and having, according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Verdin Road at the corner of Lot No. 3 and running thence with the line of said lot S. 77-04 E. 1,037.03 feet to an iron pin; thence with the line of property now or formerly owned by Rice S. 12-33 W. 497.58 feet to an iron pin; thence S. 65-45 W. 501.50 feet to an iron pin; thence continuing to the center line of a creek; thence with the center line of said creek as the property line following the meanders thereof in a westerly direction, the chord of which being N. 81-44 W. 762.09 feet to a point where said creek intersects with the center line of Verdin Road; thence leaving said creek and running to a point in the center of Verdin Road; thence continuing with Verdin Road N. 20-36 E. 284.53 feet to a nail and cap; thence continuing with said road N. 20-56 E. 579.64 feet to nail and cap at the point of BEGINNING. This being the same property conveyed to the grantor by deed of William Cox recorded March 17, 1977 in Mortgage Book 1052 at Page 920 and by correction deed of William Cox recorded January 11, 1979 in Deed Book 1095 at Page 195.

-125- 546.1-1-22.5 → 19.1A
OUT OF 546.1-1-22.1

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record, on the recorded plats, or on the premises and sewer right of way to the Town of Mauldin.

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 12 day of January 19 79

SIGNED, sealed and delivered in the presence of:

MAULDIN DOWNS, LTD., A SOUTH CAROLINA LIMITED PARTNERSHIP (SEAL)
BY: Pete Bailey, Jr., General Partner (SEAL)

W. Lindsay Smith
Vickie D. Wickerson

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 12 day of January 19 79.

W. Lindsay Smith (SEAL)
Notary Public for South Carolina.
My Commission Expires: 8-31-87

Vickie D. Wickerson

at 3:20 P.M.

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.

CIVIL

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY TAX STAMP
JAN 15 79 100.00
PB. 11218

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
JAN 15 79 55.00
PB. 13811

RECORDED JAN 15 1975

4328 RV-2

0 3 5 0