

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that

Jeanette A. Byars

BOOK 1121 PAGE 959

in consideration of Five Thousand (\$5,000.00) and Assumption of Mortgage Indebtedness Dollars, Referred to Below 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 M. Treadwell and Dorothy H. Treadwell, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot 12 on plat of Leslie and Shaw, Inc. as prepared by C. C. Jones & Associates, dated February, 1957, and recorded in the RMC Office for Greenville County in Plat Book NN at Page 3, and a more recent plat of Douglas A. and Jeanette A. Byars as prepared by Carolina Surveying Company dated July 16, 1979 and recorded in the RMC Office for Greenville County in Plat Book 7K at Page 19, and having according according to the more recent plat, the following metes and bounds, to-wit: 12 - 235 - 155 - 14 - 38

BEGINNING at an iron pin on Morris Street and running thence with said Street N. 85-34 W. 60 feet to an iron pin; thence turning and running N. 4-26 E. 140 feet to an iron pin; thence S. 85-34 E. 60 feet to an iron pin; thence S. 4-26 W. 140 feet to an iron pin on Morris Street, the point of beginning.

This conveyance is made subject to all restrictions, rights of way, easements, or zoning ordinances which may appear of record, on the recorded plat, or on the premises.

This is the same property conveyed to the Grantor herein, a one-half interest by deed of Douglas A. Byars recorded January 31, 1980 in the RMC Office for Greenville County, S. C. in Deed Book 119 at Page 920 and also the same property conveyed to the Grantor and Douglas A. Byars by deed of John M. Bryant recorded July 31, 1979 in the RMC Office for Greenville County, S. C. in Deed Book 1108 at Page 210.

As a part of the consideration for this conveyance, the Grantees herein assume and agree to pay the balance on that certain mortgage given to Charter Mortgage Company in the original amount of \$25,590.00 recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1475 at Page 344, and having a present balance due thereon of \$25,879.00.

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 or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 11th day of March, 19 80

SIGNED, sealed and delivered in the presence of:

Joan P. Holcombe (Notary Public signature)

Jeanette A. Byars (Grantor signature) (SEAL)

STATE OF SOUTH CAROLINA } COUNTY OF Greenville }

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 11th day of March, 19 80

Notary Public for South Carolina. (SEAL)

My commission expires 3-28-89

STATE OF SOUTH CAROLINA } COUNTY OF Greenville }

RENUNCIATION OF DOWER NOT NECESSARY FEMALE 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(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 day of 19

Notary Public for South Carolina. (SEAL)

My commission expires

RECORDED MAR 11 1980 day of 19 at 4:51 P.M., No. 27084

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