

5 Malvern Place  
NTE:JBA  
TITLE TO REAL ESTATE - Prepared by James E. Payne, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }  
S. C.  
MAY 13 2 47 PM '81

BOOK 1147 PAGE 989

KNOW ALL MEN BY THESE PRESENTS, that I, James E. Payne,

in consideration of One (\$1.00) Dollars, love and affection,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release  
unto Naomi M. Payne, her heirs and assigns forever:

A ONE-HALF (1/2), UNDIVIDED INTEREST IN AND TO ALL that lot of land with the buildings and improvements thereon, situate, lying and being on the northwest side of Malvern Place, near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 166 on plat of Section 3 of Lake Forest Subdivision, made by Piedmont Engineering Service, August, 1954, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at Pages 76 and 77, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Malvern Place, at joint front corner of Lots 165 and 166, and runs thence along the line of Lot 165, N. 37-09 W. 248.1 feet to an iron pin; thence, S. 40-03 W. 188.8 feet to an iron pin; thence with the line of Lot 167, S. 52-24 E. 204.3 feet to an iron pin on the northwest side of Malvern Place; thence along Malvern Place, N. 55-57 E. 95 feet to an iron pin; thence still along Malvern Place, N. 56-34 E. 35 feet to the beginning corner.

This deed is made subject to any restrictions, easements and rights-of-way that may appear of record and/or on the recorded plat and/or on the premises.

12(271) 277-2-176

This is a part of the same property which was conveyed to James E. Payne and Kathleen R. Payne by deed of Juanita S. Groff dated July 7, 1961, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 677, at Page 299. Subsequent thereto Kathleen R. Payne died testate on February 24, 1973, devising her interest in the above-described property to James E. Payne as will more fully appear by reference to the records of the Probate Court for Greenville County, South Carolina, in Apartment 1271, File 16.

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 13 day of May 19 81.  
SIGNED, sealed and delivered in the presence of:  
James E. Payne (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
(SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 13 day of May 19 81.  
Julius A. [Signature] (SEAL)  
Notary Public for South Carolina.

My commission expires:  
STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER NOT NECESSARY - GRANTEE IS WIFE OF GRANTOR  
COUNTY OF }

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.

GIVEN under my hand and seal this  
day of 19  
\_\_\_\_\_  
(SEAL)  
Notary Public for South Carolina

RECORDED MAY 13 1981 day of 19 2:47 P. M. No. 31658

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