

(ntc)

GRANTEE'S MAILING ADDRESS: 19 Saluda Dam Road, Greenville, S. C. 29611

TITLE TO REAL ESTATE-Prepared by SIDNEY L. JAY, ATTORNEY AT LAW, 114 MAIN STREET, GREENVILLE, SOUTH CAROLINA

State of South Carolina
COUNTY OF GREENVILLE

SEP 23 10 34 AM '81

Know All Men by These Presents:

That I, Peggy Ann F. Andes

in consideration of the sum of Nineteen Thousand Seventy-Five and No/100 (\$19,075.00)-----DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said grantee(s) ZILLA D. CUNNINGHAM, HER HEIRS AND ASSIGNS, FOREVER:

ALL MY RIGHT, TITLE, AND INTEREST IN AND TO All that certain piece, parcel, or lot of land in County of Greenville, State of South Carolina, on the southerly side of Saluda Dam Road, containing approximately 1 acre, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Saluda Dam Road, at corner of property of Ladd Cunningham, said iron pin being 37.5 feet south of the center line of Saluda Dam Road, and running thence along the southerly side of Saluda Dam Road, N. 69-35 W. 120 feet to an iron pin; thence running S. 25-46 W. 439.6 feet to an iron pin; thence S. 72-40 E. 44 feet to an iron pin; thence with property of Ladd Cunningham N. 35-30 E. 450.8 feet to the point of BEGINNING.

13(308) B14-2-3

The within conveyance is subject to restrictions, utility easements, rights of way, zoning regulations, and other matters as may appear of record, on the recorded plats, or on the premises.

The within is a portion of a 10 acre tract conveyed to J. Parker Edens by deed of J. E. Means and R. A. Means, dated 1 May 1934, recorded 9 May 1934, RMC Office for Greenville County, S. C., in Deed Book 174, at Page 233. Subsequently, on 21 November 1959, J. Parker Edens died testate (SEE Apartment 720, File 10, Probate Court records for Greenville County, S. C.) devising said 10 acres to Sadie J. Edens. By deed recorded in the RMC Office for Greenville County, S. C., in Deed Book 646, at Page 340, Sadie J. Edens conveyed a portion of said 10 acre tract to Paul E. Stegall, retaining the portion herein described. Sadie J. Edens died testate (SEE Apartment 1662, File 20, Probate Court records for Greenville County, S. C.) devising the within property to the grantor and grantee and the grantor, Peggy Ann D. Andes, is hereby conveying her portion of said devise to the grantee.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining

TO HAVE AND TO HOLD all and singular the said Premises before mentioned unto the grantee(s) hereinabove named, 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, Executors and Administrators to warrant and forever defend all and singular the said premises unto the grantee(s) hereinabove named, and the grantee's(s') Heirs, or Successors and Assigns against the grantor(s) and the grantor's(s') Heirs 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 9/15 day of September, 1981

Signed, Sealed and Delivered in the Presence of

Zilla D. Cunningham
Ernest R. Goers

Peggy Ann F. Andes (Seal)
Peggy Ann F. Andes

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX = 39.00
SEP 23 1981
PB 11218

WEST VIRGINIA
State of South Carolina
COUNTY OF GREENVILLE

Personally appeared before me 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 15th day of September, A. D., 1981

Celyn M. Peeder (Seal)
Notary Public for South Carolina
My Commission Expires: Dec. 27, 1988

(Grantor is a woman)
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) 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 or persons whomsoever, renounce, release, and forever relinquish unto the grantee(s) and the grantee's Heirs, or Successors and Assigns, all the interest and estate, and also her right and claim of Dower of, in or to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of _____, A. D., 19____
(Seal)

Notary Public for South Carolina

Cancelled documentary stamps attached: \$ _____ U. S. \$

Recorded this 23 Sept, 1981 at 10:34 A.M. of 7-15-81

GREENVILLE COUNTY
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
SEP 23 1981
PB 10311
= 21.45

0546

4328 RV-2