

50 Wedgewood Drive, Greenville, South Carolina

TITLE TO REAL ESTATE - Prepared by Yarborough, Mauldin & Allison, Attorneys at Law

STATE OF SOUTH CAROLINA

FILED

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COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Maude W. Mahoney

in consideration of Eight hundred and no/100 (\$800.00) ----- 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

John P. Bird, Jr., his heirs and assigns forever:

ALL that certain piece, parcel or lot of land with all improvements thereon situate, lying and being on the southern side of Wedgewood Drive, Greenville Township, City of Greenville, County of Greenville, State of South Carolina and being known and designated as a 10 foot strip of property on the eastern lot line of the eastern half of lot 15 of West Croftstone Acres, said 10 foot strip being known and designated as the property of John P. Bird, Jr. according to a plat made by Richard D. Wooten, Jr. dated April 23, 1982 and having, according to said plat, the following metes and bounds to wit:

Beginning at an iron pin on the southern side of Wedgewood Drive (or Avenue) at the former joint front corner of the eastern half of lot 15 and lot 16 and running thence with the southern side of Wedgewood Drive S.74-26 W. 10 ft. to a new iron pin; thence turning and running with the new common lot line of lot 16 and the eastern half of lot 15 S.07-30 E. 264.1 feet to a new iron pin in the rear lot line of the eastern half of lot 15; thence turning and running N. 73-50 E. 10 feet to an old iron pin at the former joint rear corner of lot 16 and the eastern half of lot 15; thence turning and running along what was formerly the common line between lot 16 and the eastern half of lot 15 N. 07-30 W. 264 feet, more or less, to the old iron pin at the point of beginning.

This conveyance is made subject to any restrictions, easements, rights of way, zoning ordinances or other matters which may appear of public record or which an inspection or more recent survey of the premises would or should reveal.

12(500) PT. TO = 183.2-1-22 -> 0.059Ac
OUT OF = 183.2-1-21

(SEE OVER)

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 4 day of June, 19 82

SIGNED, sealed and delivered in the presence of

James M. Allison
Miche Ware

Maude W. Mahoney (SEAL)
Margaret H Hancock (SEAL)
J. H. Hancock (SEAL)
attorneys in fact (SEAL)

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 4th day of June, 19 82

James M. Allison (SEAL)

Miche Ware

Notary Public for South Carolina

My commission expires 11-19-86

STATE OF SOUTH CAROLINA
COUNTY OF

RENUNCIATION OF DOWER Not necessary

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.

DOCUMENTARY STAMP 800.00

SOUTH CAROLINA COUNTY DOCUMENTARY TAX
GREENVILLE COUNTY
P.B. 1231
00110

RE: (CONTINUED ON NEXT PAGE)

0.35

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