

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GRANTEE'S ADDRESS:  
502 Hillpine Dr.,  
Simpsonville, S.C. 29381

KNOW ALL MEN BY THESE PRESENTS, that

JAMES LEARY BUILDERS, INC.

in consideration of NINETY-NINE THOUSAND EIGHT HUNDRED AND 00/100--(\$99,800.00) 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 RUSSELL F. PORTER OR CAROLYN H. PORTER, THEIR HEIRS & ASSIGNS FOREVER:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville. shown and designated as Lot 340 on plat of Poinsettia Subdivision, as recorded in plat book 5R at page 34 in the RMC Office of Greenville County and also shown on a more recent plat entitled, "Property of Russell F. Porter and Carolyn H. Porter," dated June 30, 1982, prepared by Richard D. Wooten, Jr., RLS, recorded in plat book 7-C at page 59, and having, according to the more recent plat, the following metes and bounds, to-wit: 18 (899) 318.2-1-116

BEGINNING at an iron pin on the western side of Hillpine Drive, joint corner of lots 341 and 340 and running thence S. 88-56 W., 155.03 feet to an iron pin; thence turning and running along the rear line of lot #340, N. 10-58 W., 100 feet to an iron pin on Robinwood Drive; thence turning and running with said Drive, N. 75-58 E., 114.93 feet to an iron pin at the intersection of Robinwood Drive and Hillpine Drive; thence with said intersection, S. 61-05 E., 36.59 feet to an iron pin on the western side of Hillpine Drive; thence with said Drive, S. 18-07 E., 29.89 feet to an iron pin, and continuing with said Drive, S. 15-26 E., 80.00 feet to an iron pin, being the point and place of beginning.

This is the same property conveyed to the grantor by deed of Poinsett Realty Company, recorded in deed book 1166 at page 652 in the RMC Office of Greenville County on May 10, 1982.

This conveyance is made subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

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 9th day of July, 1982.

SIGNED, sealed and delivered in the presence of:

JAMES LEARY BUILDERS, INC. (SEAL)

*H Michael Spruill*  
*Barbara M Spruill*

by: *James Leary* (SEAL)  
James Leary, President

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Personally appeared the undersigned grantor(s) sign, seal and as the grantor's(s) act and deed, deliver the within above, witnessed the execution thereof.

SWORN to before me this 9th day of July, 1982.

Notary Public for South Carolina.

My commission expires 1/24/83

*H Michael Spruill* (SEAL)  
*Barbara M Spruill* (SEAL)

STATE OF SOUTH CAROLINA  
COUNTY OF

NO RENUNCIATION OF DOWER (CORPORATION GRANTOR)

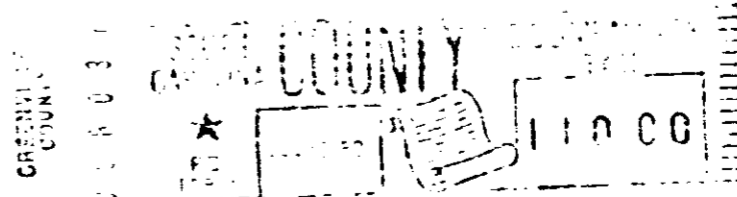
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and 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

(SEAL)  
Notary Public for South Carolina.

My commission expires

RECORDED this JUL 12 1982 at 3:43 P.M.



4328 RV-2