Rt. 5, Box 202, Simpsonville, SC 29681

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TITLE TO REAL ESTATE–Offices of Riley and Riley, Greenville, S. C.

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that James Albert Pennington, aka J. A. Pennington, Joyce P. Nash, Laura P. Medlin, James A. Pennington and Jerry Pennington

in consideration of --TWENTY THOUSAND SEVEN HUNDRED & NO/100 ($20,700.00)----------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 Jerry A. Pennington and Patricia S. Pennington, their heirs and assigns forever:

ALL that certain piece, parcel or tract of land in Greenville County, State of South Carolina being located on the southeasterly side of S.C. Highway 417 and having, according to plat of property of Jerry A. Pennington and Patricia S. Pennington prepared by R. B. Bruce, R.L.S., dated February 11, 1983 has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of S.C. 417 at joint line of property now or formerly of Bennington and running thence with the southeasterly side of S.C. Highway 417 N. 43-04 E. 200 feet to an iron pin; thence with the line of property now or formerly of Goldsmith S. 55-50 E. 200 feet to an iron pin; thence with line of property now or formerly of James Albert Pennington S. 43-00 W. 201.6 feet to an old iron pin; thence with line of property now or formerly of Bennington N. 55-23 W. 200 feet to the beginning corner, containing, according to said plat, 0.91 acres, more or less.

TP (135) 55-1-1-15.1

For derivation see deed of Perry A. Howard, et al, to James Albert Pennington dated May 7, 1949, recorded May 10, 1949 in Deed Volume 331 at page 81. See also deed of J. Albert Pennington to J. A. Pennington and Ruth Pennington dated September 27, 1969, recorded October 2, 1969 in Deed Volume 877 at page 58. Ruth B. Pennington died intestate December 26, 1974, and according to record of her estate filed in Apartment 1372 File 28 in the Office of the Probate Court for Greenville County, South Carolina, the Grantors and Jerry A. Pennington herein are shown as her legal heirs and distributees.

This conveyance is made subject to any restrictive covenants, building set-back lines, rights-of-way and easements which may affect 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 14 day of February, A.D. 1983

SIGNED, sealed and delivered in the presence of:

(SEAL)
(SEAL)
(SEAL)
(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 14 day of February 1983

SEAL

Notary Public for South Carolina
My commission expires 7/29/93

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

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) 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

14 day of February A.D. 1983

SEAL

Notary Public for South Carolina
My commission expires 7/29/93

RECORDED this ____ day of ____ 19__ at ____ M., No. ____

4328 RV.2