

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that JAMES C. LEARY

FILED
GREENVILLE CO. C.
MAR 31 3 47 PM '83
JONNIE S. TANKERS: Y
R.M.C.
JAMES C. LEARY

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GRANTEE'S ADDRESS:

515 Hillcrest
Smyrna, Ga. 30481

in consideration of Ten Thousand and No/100 (\$10,000.00)-----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

JAMES LEARY BUILDERS, INC., Its Successors and Assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot 155 on plat of BRENTWOOD, SECTION NO. IV, recorded in the RMC Office for Greenville County in Plat Book 5-D, Page 43 and also as shown on a more recent survey prepared by Richard D. Wooten, Jr., dated March 17, 1983, entitled "Property of Jack B. Runyan, Jr. and Jennie L. Runyan", recorded in the RMC Office for Greenville County in Plat Book 9-0, Page 91, and having, according to the more recent survey, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Brentwood Way, joint front corner of Lots 154 and 155 and running thence with the common line of said lots, S 81-00 W 155.4 feet to an iron pin; thence turning and running along Property of Builders & Developers, Inc., N 08-04 W 105.0 feet to an iron pin; thence turning and running with the common line of Lots 155 and 156, N 81-00 E 153.77 feet to an iron pin on the western side of Brentwood Way; thence turning and running along said Brentwood Way, S 08-57 E 105.0 feet to an iron pin, the point of beginning.

This conveyance is made subject to any restrictions, reservations, zoning ordinances, rights of way or easements that may appear of record, on the recorded plat(s) or on the premises.

Being the same property conveyed to the grantor herein by deed of Rackley, Builder-Developer, Inc., recorded in the RMC Office for Greenville County on June 4, 1982 in Deed Book 1168, Page 107.

18(899) 319.2-1-83 (NOTE)

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 31 day of March, 1983

SIGNED, sealed and delivered in the presence of:

Michael Spivey
Barbara M. Spivey

James C. Leary (SEAL)
James C. Leary (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 31st day of March 19 83

Michael Spivey (SEAL)
Notary Public for South Carolina

Barbara M. Spivey

My commission expires 1-30-93

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 31st day of March 19 83

Michael Spivey (SEAL)
Notary Public for South Carolina

Glenda S. Leary
Glenda S. Leary

My commission expires 1-30-93

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

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