

103-021

TITLE TO REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S.C.
Grantee's Address: Sylvain P. and Cheryl L. Byrd
104 Montclair Road
Mauldin, S.C. 29662

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
AUG 8 10 36 AM '83
DONNIE R.M.C. WISLEY

KNOW ALL MEN BY THESE PRESENTS, that Aiken Properties, a South Carolina Limited Partnership

in consideration of Fifty thousand, five hundred and 00/100 (\$50,500.00)-----Dollars,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto Sylvain P. Byrd and Cheryl L. Byrd, their heirs and assigns forever:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 39 according to a plat of Montclair Subdivision, Section 3, said plat being recorded in the RMC office of Greenville County in Plat Book WW at Page 57 and having, according to a more recent plat entitled "Property of Sylvain P. Byrd and Cheryl L. Byrd" by Richard D. Wooten, Jr. R.L.S. dated July 28, 1983, the following metes and bounds to wit:

BEGINNING at an iron pin on the eastern side of Montclair Road at the joint front corner of Lots 40 and 39 and running thence with the line of Lot 40 S 60-42 E 150 feet to an iron pin; thence S 29-18 W 90 feet to an iron pin on the joint rear corner of Lots 39 and 38; thence with the line of Lot 38 N 60-42 W 150 feet to an iron pin on the eastern side of Montclair Road; thence with Montclair Road N 29-18 E 90 feet to an iron pin, the point of BEGINNING.

Being the same property conveyed to the Grantor herein by Deed of Robert L. Clemer said Deed being dated May 11, 1983, and recorded in the office of the RMC for Greenville County in Deed Book 1188 at Page 103.

This conveyance is made subject to existing easements, restrictions, and rights-of-way of record.

15(799) 290-1-77

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY TAX
STAMP \$101.00

GREENVILLE COUNTY
105494
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ PA. 15911
AUG-83
\$55.55

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 5th day of August, 1983, Aiken Properties, a S.C. Ltd. Partnership

SIGNED, sealed and delivered in the presence of: (SEAL)
Kathy C. Rice By Suite Construction Company, Inc. (SEAL)
General Partner (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 before me this 5th day of August, 1983, Kathy C. Rice
Notary Public for South Carolina (SEAL)
My commission expires: 11/11/84

STATE OF SOUTH CAROLINA
COUNTY OF

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 _____ day of _____, 19____

Notary Public for South Carolina (SEAL)
My commission expires _____

RECORDED this 5 day of Aug 1983 at 10:36 A. M. No. 1113

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0921

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