

WE HAVE NOT EXAMINED THE COURTHOUSE RECORDS NOR IS THIS TITLE CERTIFIED.

VOL 1203 PAGE 920

YOUNTS, SMITH & ALFORD GREENVILLE S.C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GRANTEE'S ADDRESS: 410 Tebblewood Drive Simpsonville, S. C. 29681

KNOW ALL MEN BY THESE PRESENTS, that W&M Michael Lynn Koontz and Bruce Ebbin Koontz

in consideration of Three Thousand and No/100 (\$3,000.00)----- 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 John Richard Koontz, his heirs and assigns forever:

ALL OUR RIGHT, TITLE AND INTEREST IN AND TO:

ALL that certain piece, parcel or lot of land in the Town of Simpsonville, County of Greenville, State of South Carolina, situate, lying and being on the northern side of Tebblewood Drive and being known and designated as Lot No. 479, Section V, Sheet 1, of Westwood Subdivision, plat of which is recorded in the RMC Office for Greenville County in Plat Book 4-X at page 62, and having, according to survey of property of Ottis L. Koontz, prepared by J. L. Montgomery II, dated January 3, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Tebblewood Drive at the joint front corner of Lots 479 and 481, and running thence with the joint line of said lots N. 5-48 W. 100.0 feet to an old iron pin (bent); thence N. 38 E. 93.2 feet to an old iron pin; thence S. 72-19 E. 66.4 feet to an old iron pin; thence with the joint line of lots 479 and 478 S. 6-15 W. 158.6 feet to an iron pin on the northerly side of Tebblewood Drive; thence with the curve of Tebblewood Drive (the cord being N. 86-03 W. 43.9 feet to an iron pin; thence continuing with the curve of Tebblewood Drive N. 87-50 W. 49.5 feet to the beginning corner.

18(899) 574.10-1-87

This being the same property conveyed to Ottis Lynn Koontz by deed of Golden Strip Realty, Inc. dated January 5, 1979, recorded January 8, 1979 in Deed Volume 1094, at page 945 in the RMC Office for Greenville County, S. C. Ottis Lynn Koontz died intestate February 5, 1982 leaving as his sole heirs and distributees his widow, Jeanne Carter Koontz, and four children, Michael Lynn Koontz, Bruce Ebbin Koontz, John Richard Koontz, and Lou Lyn K. Breame. The said Jeanne Carter Koontz deeded all her right, title and interest in said property to the four children by deed recorded May 17, 1982, Deed Book 1166, Page 957, R.M.C. Office for Greenville County.

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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 28 day of November 1983. SIGNED, sealed and delivered in the presence of: Michael Lynn Koontz (SEAL), Bruce Ebbin Koontz (SEAL), and two witnesses: Maura Warren and Rebecca Cooper.

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 28th day of November 1983. Notary Public for South Carolina. My commission expires 10-19-89.

STATE OF SOUTH CAROLINA COUNTY OF } NO RENUNCIATION OF DOWER NECESSARY GRANTORS NOT MARRIED

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.

GRV SOUTH CAROLINA COUNTY DOCUMENTARY TAX STAMP 06.00. GREENVILLE COUNTY SOUTH CAROLINA COUNTY DOCUMENTARY TAX 03.30. JAN-87

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