

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
S.C.
R.M.C.
MOLEY

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KNOW ALL MEN BY THESE PRESENTS, that I, Cona Smith Berry

in consideration of One and no/100 (\$1.00) 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 Modern Home Builders, Inc., its successors and assigns forever:

ALL that certain piece, parcel or tract of land situate, lying and being in Peech Springs Township, Greenville County, State of South Carolina, situated about one (1) mile North of the limits of Greer, South Carolina, on Highway 101 and being more particularly described as parcel "C" on a plat prepared by Robert E. Spearman, Surveyor, dated February 9, 1984 and recorded in Plat Book 10-H, at Page 72 in the R.M.C. Office for Greenville County, South Carolina as having the following measurements and boundaries, to-wit:

BEGINNING at a point on the West side of South Carolina Highway 101, which point lies 33.5 feet South 03-37 East from the common corner of other property of the Grantor herein and property now or formerly of Leo Smith; thence running along the West side of South Carolina Highway 101 South 03-37 East 35.0 feet to a point; thence running along the common line of the herein described parcel and parcel B North 50-00 West 285.0 feet to a point; thence running South 55-34 East 262.36 feet to a point of BEGINNING.

The above described property is conveyed subject to any and all easements and/or rights of way for roads, utilities, drainage, etc. as may appear of record and/or on the premises and to any and all restrictions, covenants or zoning ordinances affecting such property as appear of record.

The above described property is a portion of the same inherited by the Grantor herein from the Estate of V. Perry Smith as appears by Apartment 69, File 17 in the office of Probate Judge for Greenville County, South Carolina.

11(289) Pr. to = T19-2-4.1
OUT OF = T19-2-4

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 16th day of February 19 84.

SIGNED, sealed and delivered in the presence of:

Cona Smith Berry (SEAL)
Joseph Keith Vickrey Jr. (SEAL)
Richard R. Freeman (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF PICKENS

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 16th day of February 19 84.

Richard R. Freeman (SEAL)
Notary Public for South Carolina.
My commission expires: Apr - 15 - 1998

Joseph Keith Vickrey Jr.

STATE OF SOUTH CAROLINA }
COUNTY OF

FEMALE GRANTOR
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

Carol B. Whitman (SEAL)
Notary Public for South Carolina.
My commission expires: MY COMMISSION EXPIRES 04 1989

RECORDED this FEB 17 1984 day of FEB 17 1984 at 12:58 P/ M., No. 25-101
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