

Vol 1211 Page 191

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I, JERRY C. PAYNE,

in consideration of \$5.00 and love and affection 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 STEVEN F. PAYNE, His Heirs and Assigns, Forever:

ALL that certain piece, parcel or lot of land with all improvements thereon in Grove Township, Greenville County, State of South Carolina, shown on plat thereof prepared by J. Coke Smith & Son, March 28, 1953, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of a county road, corner of property of J. H. Payne; thence with line of said property N. 85-30 E. 1138.5 feet to iron pin; thence S. 46-45 W. 100 feet to iron pin corner of property of Ruby Laurence; thence with line of said property S. 79-00 W. 754 feet to iron pin corner of Atkins property; thence with line of said property N. 26-45 E. 100 feet to iron pin; thence continuing with line of said property S. 79-00 W. 441 feet to point in center of said county road; thence with center of said road N. 26-45 E. 137.6 feet to beginning corner.

This conveyance is made subject to any and all existing and recorded easements, rights of way and restrictions affecting said property.

This being the same property conveyed to Jerry L. Payne by Frances P. Hanson and Ruby P. Lawrence recorded April 3, 1953, in Deed Book 475 page 515. Thereafter Jerry L. Payne died testate leaving all of his property to his wife Louise A. Payne. Louise A. Payne died intestate in Anderson County as shown in Probate File 83ES0400235, she having died September 27, 1983, leaving as her sole heirs at law the Grantor and Grantee herein and Kathy P. Moore. The said Kathy P. Moore has conveyed her interest by a separate deed.

- 20 - 91 - 610.6 - 1 - 4 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 28 day of February 1984

SIGNED, sealed and delivered in the presence of: Jerry Payne (SEAL)

Marsha R. Sizett (SEAL)

Marie M. Fitzcarr (SEAL)

(SEAL)

STATE OF SOUTH ~~CAROLINA~~ DAKOTA } PROBATE
COUNTY OF PENNINGTON }

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 Feb. 1984 1984

John H. West (SEAL) Marsha R. Sizett

Notary Public for South ~~Carolina~~ Dakota

My commission expires 31st March 1991

STATE OF SOUTH ~~CAROLINA~~ DAKOTA } RENUNCIATION OF DOWER
COUNTY OF PENNINGTON }

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 14th day of April 1984

John H. West (SEAL)

Notary Public for South ~~Carolina~~ Dakota

My commission expires 31st March 1991

RECORDED this 14 day of April 1984 at 12:30 P.M., No.

RECORDED APR 25 1984 at 2:47 PM 20352