

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

Post Office Box 845  
Greenville, SC 29602

Vol 1216 Page 453

KNOW ALL MEN BY THESE PRESENTS, that --We, Eleanor L. Blank Kraus, Individually and as Executrix, and J. Frank Lance, Jr., Individually and as Executor Under the Will of J. Frank Lance, Deceased, --  
in consideration of --Ten Dollars (\$10.00) and other valuable considerations--

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Walter S. Griffin, Jr. (1/3), Francis M. Hipp (1/3) and Thomas W. Miller, Jr., Executor Under the Will of Thomas W. Miller, Deceased, (1/3), their heirs, executors, administrators, successors and assigns:

ALL that piece, parcel or lot of land lying and being situate on the North-westerly side of Lance Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 16.4, Block 1, Page 48, District 500 on the Greenville County Block Book, and having the following metes and bounds to wit:

BEGINNING at a point on the West side of Lance Street 125 feet in a Northerly direction from the corner in Laurens Road; runs thence in a Westernly direction and parallel with Laurens Road 925 feet; thence in a Northernly direction and parallel with Lance Street 102 feet; thence in an Easternly direction at a point on Lance Street 225 feet from the corner in Laurens Road; thence along Lance Street in a Southernly direction 102 feet to the beginning corner.

The herein named Grantees agree to pay the 1984 taxes on the abovedescribed property.

The abovedescribed property is conveyed subject to existing easements, rights of way, reservations and restrictions, if any.

It is the intention of the Grantors to convey, by this Deed, all of their right, title and interest in and to the abovedescribed property.

The abovedescribed property is the same identical real property devised to the Grantors by the Will of J. Frank Lance, who died January 13, 1978 as more fully shown in Apt. 1497 at File 20, Records of the Probate Court, Greenville County, South Carolina.

See also Deed of Christine Fleming to J. Frank Lance dated May 14, 1946 and recorded May 15, 1946 in Deed Volume 291 at page 321.

26-500-48-1-16.4

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 6<sup>th</sup> day of July, 19 84

SIGNED, sealed and delivered in the presence of:

*Loetta S. Swann*  
*Wm. Boyd Daxler*

*Eleanor L. Blank Kraus* (SEAL)  
Eleanor L. Blank Kraus, Individually  
and as Executrix (SEAL)  
*J. Frank Lance Jr.* (SEAL)  
J. Frank Lance, Jr., Individually  
and as Executor (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 6<sup>th</sup> day of July, 19 84.  
*Wm. Boyd Daxler* (SEAL)

Notary Public for South Carolina  
My commission expires 8-20-90

*Loetta S. Swann*

STATE OF SOUTH CAROLINA  
COUNTY OF

RENUNCIATION OF DOWER - J. Frank Lance, Jr.  
Single

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  
day of 19

(SEAL)  
Notary Public for South Carolina  
My commission expires

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

continued on next page-