

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that S. Russel Stover, Jr.

in consideration of Forty-Five Thousand and no/100 Dollars, (\$45,000.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto V. Rodger Groff and Rose Marie Groff, their heirs and assigns forever:

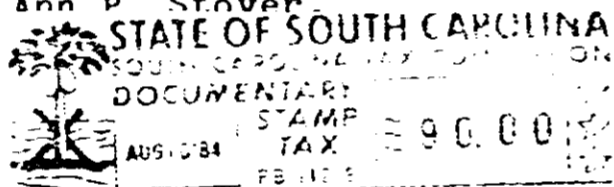
ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, City of Greenville, being designated as Lot 123 on a plat of University Park by Dalton & Neves, dated November, 1946, and recorded in the RMC Office for Greenville County in Plat Book P, Page 127 and having, according to said plat, the following metes and bounds, to-wit:

-10-500-274.4-1-66

BEGINNING at an iron pin on the southern side of Brookside Circle at the joint front corner of Lots 123 and 124 and running thence with the joint line of said lots, S. 37-34 E. 129.1 feet to an iron pin; thence along the rear line of Lot 91, S. 52-26 W. 75 feet to an iron pin; thence along the joint line of Lots 122 and 123, N. 37-34 W. 140 feet to an iron pin on the southern side of Brookside Circle; thence with said Circle, N. 60-23 E. 76 feet to the beginning corner;

THIS conveyance is made subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

DERIVATION: This being the same property devised to Grantor by will of Ann P. Stover reference being made to Apartment 1742, File 22, of the records of the Probate Court for Greenville County, for provisions of will of Ann P. Stover.



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 10th day of August 1984

SIGNED, sealed and delivered in the presence of

Signatures of Thomas W. Wheeler and another witness

Witness lines with (SEAL) markings

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 10th day of August, 19 84

Notary Public for South Carolina

My commission expires 12-14 86

Signature of Thomas W. Wheeler

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this

day of 19

Notary Public for South Carolina

My commission expires

RECORDED this AUG 10 1984 day of at 2:54 P/ M., No.