

Grantee Address: 338 Crestview Drive
Greenville, S.C. 29609

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

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KNOW ALL MEN BY THESE PRESENTS, that WE, TIMOTHY RAY COX & TABITHA FAYE DUNCAN

in consideration of Twenty Eight Thousand Five Hundred and no/100 (\$28,500.00) Dollars,

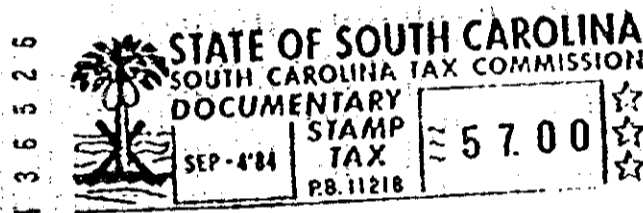
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto ROY B. COX AND TERESA K. COX, their heirs and assigns forever:

ALL that certain piece of property with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being known and designated as Lots 48 and 49 on a plat of Avalon Estates as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 5 at Page 89, and according to a later plat entitled "Property of Roy Brockman Cox and Teresa K. Cox" prepared by R.B. Bruce, RLS, dated August 31, 1984 as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 10W at Page 67, reference being craved hereto to said plat for exact metes and bounds.

(13) - 311-433-3-28 & 29

This property is conveyed subject to such restrictions, easements and/or rights of way as may exist of record or on the premises.

This is that property conveyed to J.B. Cox, Jr., by deed of Eva Cox recorded July 28, 1960 in the RMC Office for Greenville County, South Carolina in Deed Book 655 at Page 432. J. B. Cox died testate June 25, 1983 (Records Probate Court Apartment 1983 file 247) leaving Grantors as heirs. For derivation to Lot 49, see Deed of Pearl Ligon Freeman, et al., to Timothy Ray Cox recorded May 23, 1968 in the RMC Office for Greenville County, South Carolina, in Deed Book 844 at Page 507.



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 31st day of August 19 84
SIGNED, sealed and delivered in the presence of:
Timothy Ray Cox (SEAL)
Timothy Ray Cox
Tabitha Faye Duncan (SEAL)
Tabitha Faye Duncan
Richard P. Mitchell
Renata C. Crain (SEAL)

STATE OF SOUTH CAROLINA } PROBATE
COUNTY OF GREENVILLE
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 31st day of August 1984
Richard P. Mitchell (SEAL) Renata C. Crain
Notary Public for South Carolina.
My commission expires 2-21-90

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER
COUNTY OF
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 SEP 4 1984 _____ at 11:28 A/ M., No. 7100