

c/o Bozeman & Grayson, 301 College St., Greenville, S. C. 29601
TITLE TO REAL ESTATE—Offices of Bozeman & Grayson, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
TANKERSLEY

BOOK 1116 PAGE 453

KNOW ALL MEN BY THESE PRESENTS, that

William E. Branyon and Mary Ruth Branyon

in consideration of Forty One Thousand and No/100 (\$41,000.00)----- 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 Edsel P. Cornell and Julia F. Cornell, their heirs and assigns forever:

ALL that piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville lying west of S. C. Highway 14 containing 6.21 acres according to plat prepared for Edsel P. Cornell and Julia F. Cornell by Robert R. Spearman, R.L.S. dated July 31, 1979 and recorded in the RMC Office for Greenville County in Plat Book 75 at Page 49 and having according to said plat the following retes and bounds, to-wit:

622.1-1-1.10
-2-436-0070 F 622.1-1-1.4

BEGINNING at a point in the center of a 50 foot private road which point lies 882 feet west of the center line of S. C. Highway 14 and running thence with the center of said 50 foot private street or road N. 72-34 W. 77.25 feet to a point; thence continuing with the center of said private street N. 62-31 W. 525.98 feet to a point in the center of said street at the corner of property owned by Michael Rogus and Patricia Rogus and running thence with the line N. 19-04 E. 266 feet to an iron pin; thence continuing with their line N. 37-38 E. 150.9 feet to an iron pin; thence S. 67-59 E. 600 feet to an iron pin; thence S. 25-20 W. 455.74 feet to a point in the center of said 50 foot wide private street, the point of BEGINNING. Said property is a portion of the same acquired by the Grantors by Ernest B. Kellogg and Helen H. Kellogg by deed dated July 6, 1976 and recorded in the RMC Office for Greenville County in Deed Vol. 1039 at Page 304. This conveyance is made subject to the restrictions, easements, rights of way or other matters appearing of record, on recorded plats or as shown on the premises. The Grantors further grant unto the Grantees, their heirs forever, a nonexclusive easement for the purposes of ingress and egress along the 50 foot private road running from the within described property to S. C. Highway 14. The Grantor and others have entered into a separate agreement establishing said easement along said 50 foot private street which Grantees agree to enter into and execute and said instrument more fully spells out the terms and conditions of said right of way, reference to which document which is now being or to be recorded in the RMC Office for Greenville County, S. C., is hereby craved.

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 21st day of November 19 79

SIGNED, sealed and delivered in the presence of:

Bill Bozeman
Vickie D. Walker

William E. Branyon (SEAL)
Mary Ruth Branyon (SEAL)

GREENVILLE COUNTY 030051
SOUTH CAROLINA COUNTY DOCUMENTARY TAX 45.10
NOV 27 1979
PB 10011

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 21st day of November 19 79.

Bill Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: 7-12-89

Vickie D. Walker

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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 21st day of November 19 79.

Bill Bozeman (SEAL)
Notary Public for South Carolina.
My Commission Expires: 7-12-89

Mary Ruth Branyon

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

0453

4328 RV-2