

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address:
101 Melbourne Lane
Greenville SC 29615

BOOK 1157 PAGE 285

KNOW ALL MEN BY THESE PRESENTS, that Carl Joseph Efford

in consideration of One Dollar (\$1.00), 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 Nancy M. Efford, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land, situate, lying and being on the northern side of Melbourn Lane, Chick Springs Township, Greenville County, South Carolina, being shown and designated as Lot 91 on a Plat of WELLINGTON GREEN, recorded in the R.M.C. Office for Greenville County in Plat Book YY at page 29, and having, according to said Plat, the following metes and bounds:

BEGINNING at an iron pin on the northern side of Melbourn Lane, joint front corner of Lots 91 and 80, and running thence along the common line of said lots, N. 28-30 E. 142.5 feet to an iron pin; running thence N. 84-39 E., 51.3 feet to an iron pin at the joint rear corner of lots 90 and 91; running thence S. 5-12 E. 180.2 feet to an iron pin on the northern side of Melbourn Lane, which line is curved, the chord of which is N. 75-18 W. 85.0 feet to an iron pin; thence continuing along the northern side of Melbourn Lane, N. 62-19 W. 60.0 feet to an iron pin, the point of beginning.

(12) - 271 - P16.3 - 2 - 12 (NOTE)

This conveyance is made subject to all restrictive covenants, setback line, easements, and rights-of-way, if any, affecting the above property.

The foregoing property being the same inherited by the Grantor herein by intestate succession, from Carl Thomas Efford, my son, who died intestate on April 12, 1981, the records of his estate being located in Box #1653, file #22, in the Office of the Probate Court for Greenville County, South Carolina.

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 3 day of 10

1981
Carl Joseph Efford (SEAL)
Carl Joseph Efford

SIGNED, sealed and delivered in the presence of:

Jean E. Buge (SEAL)
Donald J. Buge (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF

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 3 day of 10

1981
Jean E. Buge (SEAL)

Notary Public for South Carolina

My commission expires 10-19-1986

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 3 10 1981
Donald J. Buge (SEAL)
Notary Public for South Carolina

Nancy M. Efford

My commission expires 10-19-1986

10361

RECORDED 007 26 1981 of 19 at 1:09 P.M., No.

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