

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE, S.C. }

BOOK 1159 PAGE 674

KNOW ALL MEN BY THESE PRESENTS, that JIMMY A. GARNER

WITNESSES
W. W. WILKERSLEY

in consideration of SEVENTEEN THOUSAND, TWO HUNDRED & NO/100 ----- 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 TEDDY R. BRUCE and KAREN W. BRUCE, their heirs and assigns forever:

My one-half undivided interest in and to the following described property:

ALL that piece, parcel or lot of land situate, lying and being three (3) miles North of the City of Greer, in Greenville County, South Carolina, on the Eastern side of Highway No. 14 containing 4.63 acres, more or less, and according to a plat of property of Mary F. Brown recorded in the R.M.C. Office for Greenville County in Plat Book SSS at Page 279, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Highway 14, at the joint front corner of property herein and property now or formerly of Marvin and Maythol Towery and running thence with the joint line N. 67-35 E. 171.8 feet to an iron pin; thence N. 24-37 W. 201.9 feet to an iron pin; thence N. 73-20 E. 315 feet to an iron pin; thence S. 89-27 E. 112.3 feet to an iron pin, the South Tiger River; thence up the meanders of said River S. 20-04 W. 120 feet; thence S. 6-54 W. 170.5 feet; thence S. 23-14 W. 170 feet; thence S. 9-19 E. 160 feet to a point where a creek enters the South Tiger River; thence with the old creek run S. 38-12 W. 108 feet; thence S. 64-32 W. 93.3 feet; thence N. 33-17 W. 60.6 feet; thence N. 46-35 W. 78 feet to an iron pin on the Eastern side of Highway #14; thence with the said side of Highway #14 N. 27-30 W. 314.5 feet to the point of beginning.

(10) - 316 - 631.4 - 1 - 8 (note)

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way, if any, appearing of record, on the premises, or on the recorded plat(s), which affect the property hereinabove described.

DERIVATION: See Deed of Jane Joyner Tate dated November 7, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1137, Page 19.

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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 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 1st day of December, 1981

SIGNED, sealed and delivered in the presence of

X Jimmy A. Garner (SEAL)
JIMMY A. GARNER (SEAL)

Pitchea Chazem (SEAL)

STATE OF ~~SOUTH CAROLINA~~ CALIFORNIA }
COUNTY OF SAN DIEGO }
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.

DECEMBER 1st day of NOVEMBER 19 81

SWORN to before me this 1st day of NOVEMBER 19 81
Notary Public for ~~South Carolina~~ California (SEAL)

My commission expires 11-27-84

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 singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of December 19 81

X Jean W. Garner (SEAL)
Jean W. Garner

Notary Public for South Carolina

My commission expires 9-17-85

RECORDED DEC 18 1981 of 19 at 11:00 A. M., No. 11363

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