

FILED GREENVILLE CO. S. C.

TITLE TO REAL ESTATE- Offices of HILL, JAMES, & WYATT, Attorneys at Law, 100 Williams St., Greenville, S.C.

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY R.H.C. COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that we, Walter J. Stafford, William C. Stafford, T. Jack Stafford, Joseph B. Stafford and Samuel M. Stafford

In consideration of One and No/100 (\$1.00) and love and affection for our Mother 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 Margaret C. Stafford, her heirs and assigns:

ALL that lot of land in Chick Springs Township, Greenville County, State of South Carolina, located at the northwestern corner of Mabel Avenue and Elizabeth Drive and being shown as Lot No. 246 on plat of the property of Robert J. Edwards and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Elizabeth Drive, joint front corner of Lot 246 and 247 and running thence with the line of Lot 247, S. 43-00 W. 220.8 feet to an iron pin; thence S. 47-00 E. 100 feet to an iron pin on Mabel Avenue; thence with the western side of Mabel Avenue N. 45 E. 156 feet to an iron pin; thence with the curve of said Avenue N. 4-57 E. 40 feet to a pin; thence with the western side of Elizabeth Drive N. 23-18 W. 82.1 feet to the point of beginning.

This is the same property conveyed to Walter B. Stafford and Margaret C. Stafford by deed recorded in Book 461 at page 266. The grantors herein and the grantee being heirs at law of Walter B. Stafford, deceased, as will be more fully shown by the file in Probate Court's Office, Apt. \_\_\_\_\_, at page \_\_\_\_\_.

This property is conveyed subject to easements, conditions, covenants, restrictions and rights of way which are a matter of record and actually existing on the ground effecting the subject property.

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 29 day of Dec. 1975. [Signatures: Walter J. Stafford, William C. Stafford, T. Jack Stafford, Joseph B. Stafford, Samuel M. Stafford]

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 deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 29 day of Dec. 1975. [Signature: Carol H. Maddox]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER COUNTY OF GREENVILLE } 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 29 day of Dec. 1975. [Signatures: Carol H. Maddox, Madeline Dill Stafford, Jean Fuller Stafford, Janet Keenan Stafford, Elizabeth Stafford]

RECORDED this DEC 29 1975 at 12:30 P/ M. No. 1644

66 00 30 0

4328 RV.23