

STATE OF SOUTH CAROLINA

COUNTY OF Greenville

2 Tramrod Drive
Travelers Rest, S. C. 29690

vol 1076 page 113

KNOW ALL MEN BY THESE PRESENTS, that Stephen P. Bedford and Amie H. Bedford
GREENVILLE CO. S. C.

in consideration of the sum of Twenty-three thousand nine hundred fifty - - - Dollars,
(\$23,950.00) the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto John Fred Roberts, Jr. and Carol G. Roberts, their heirs and assigns, forever:

ALL that certain piece, parcel, or lot of land, situate, lying and being on the western side of Tramrod Drive, Greenville County, South Carolina, being shown and designated as Lot 2 on a Plat of COACHMAN ESTATES, Section II, recorded in the RMC Office for Greenville County in Plat Book 4-R, at Page 29, and having, according to a more recent survey by Richard D. Wooten, Jr., dated March 14, 1978, the following metes and bounds:

BEGINNING at an iron pin on the western side of Tramrod Drive, joint front corner of Lots 2 and 3, and running thence with the common line of said Lots, N 89-10 W, 134.8 feet to an iron pin; thence with the rear line of Lot 2, N 02-58 E, 100.0 feet to an iron pin, joint rear corner of Lots 1 and 2; thence with the common line of said Lots, S 87-21 W, 162.8 feet to an iron pin on the western side of Tramrod Drive; thence with said Drive, S 16-36 W, 48.9 feet to an iron pin; thence continuing with said Drive, S 21-51 W, 51.1 feet to an iron pin, the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above property.

This is the same property conveyed to the Grantors herein by deed of J. H. Morgan, recorded January 14, 1974, in Deed Book 992, at Page 172.

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 28th day of March, 1978

SIGNED, sealed and delivered in the presence of:

W. Carl Drake
Ruth Drake

Stephen P. Bedford (SEAL)
Amie H. Bedford (SEAL)

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 28th day of March, 1978.

W. Carl Drake (SEAL)

Ruth Drake

Notary Public for South Carolina.
My commission expires 9/29/81

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 28th day of March, 1978

W. Carl Drake (SEAL)

Amie H. Bedford

Notary Public for South Carolina.
My commission expires

RECORDED this 28th day of MAR 28 1978 at 2:57 P. M., No 28-152

498.6

0.113

4328 RV-2