

312 Richbourg
City 29615
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

CHRISTOPHER'S LAW OFFICES

OFFICE
FEB 11 4 26 PM '80
DONOR
TANKERSLEY

1100 333

KNOW ALL MEN BY THESE PRESENTS, that we, JAMES L. HOOD, III, and JANICE B. HOOD

in consideration of ---Fifty-five Thousand and No/100 (\$55,000.00)----- 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 EDWARD M. SAUVAIN, his heirs and assigns, forever:

ALL that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being more particularly described as Lot 20 on plat of Morningside Subdivision as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book EE, Page 2 & 3. Reference is also made to a more recent survey identified as "Property of Edward M. Sauvain" recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 2-V, Page 21, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Richbourg Road, said pin being 647 feet, more or less, east from the southeast corner of the intersection of Edwards Road with Richbourg Road, and running thence along the joint line of Lots 21 and 20, S43-30W 200 feet to an iron pin; thence along the joint line of Lots 20 and 3, S46-30E 125 feet to an iron pin; thence along the joint line of Lots 20 and 19, N43-30E 200 feet to an iron pin; thence along the southern side of Richbourg Road, N46-30W 125 feet to an iron pin, the point of beginning.

-12-271-277.1-6-4

THE above is the same property conveyed to the grantors herein by deed of Terry W. Phillips and Jane P. Phillips on October 18, 1976, and recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 1044, Page 836.

THIS conveyance is subject to all rights of way, easements and protective covenants affecting the property as appear upon the public records of 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 11th day of February 19 80.

SIGNED, sealed and delivered in the presence of:

Constantine S. Christopoulos
Attorney at Law

James L. Hood, III (SEAL)
Janice B. Hood (SEAL)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
115.00

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 11th day of February 19 80.

Constantine S. Christopoulos (SEAL)
Notary Public for South Carolina.

Constantine S. Christopoulos
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
60.50
FEB 11 1980

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

11th day of February 19 80.

Constantine S. Christopoulos (SEAL)
Notary Public for South Carolina.

Janice B. Hood

RECORDED this 11th day of FEB 11 1980 at 4:26 P. M., No. 21382

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