

FILED
TITLE TO REAL ESTATE—Love, Thornton, Arfink & Mason, 110 E. Washington St., Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee(s) Mailing Address:
201 Wood Heights Ave
Greenville, S.C. 29615
1135 PAGE 775

KNOW ALL MEN BY THESE PRESENTS, that JERRY M. BRUCE

In consideration of ONE DOLLAR (\$1.00) AND PARTITION OF PROPERTY -----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

LUCIAN R. LEE, JR. AND CARLA B. LEE, THEIR HEIRS AND ASSIGNS FOREVER:

ALL that piece, parcel or lot of land, with all improvements thereon, containing 1.62 acres, more or less, situate, lying and being on the southeastern side of Wood Heights Avenue and the southern side of Wood Creek Drive in the County of Greenville, State of South Carolina, being Lots 17, 18, 19 and a portion of Lot 37 on Plat of Edwards Forest, Section III, recorded in Plat Book BBB at page 185, and being described more particularly according to a recent plat of Property of Lucian R. Lee, Jr. and Carla B. Lee, dated November 8, 1978, prepared by Kermit T. Gould, RLS, recorded in Plat Book SF at page 44, to wit:

BEGINNING at an iron pin on the southern side of Wood Creek Drive at the joint front corner of property belonging to the grantor and grantees herein and running thence along the southern side of said Drive, N. 81-01 W., 26.9 feet to an iron pin; thence continuing along said Drive, N. 63-31 W., 128.5 feet to an iron pin at the intersection of said Drive and Wood Heights Avenue; thence along the southeastern side of Wood Heights Avenue, S. 48-24 W., 200 feet to an iron pin; thence along the cul-de-sac of Wood Heights Avenue, S. 26-07 W., 21.6 feet to an iron pin; thence S. 28-39 W., 49.9 feet to an iron pin; thence N. 80-44 W., 63.3 feet to an iron pin on the bank of Mountain Creek which is 15 feet, more or less, from the center line of said Creek; thence along the center line of Mountain Creek as the property line, the traverses of which are as follows: S. 46-21 E., 213.7 feet, S. 34-17 E., 57.2 ft.; S. 46-02 E., 43.8 feet to the joint rear corner of the common line of the grantor and the grantees; thence along the said common line N. 25-47 E., 388 feet to an iron pin on the southern side of Wood Creek Drive at the joint front corner of said properties, the point of beginning. (12)-276-T29.3-1-79, 80 also A-276-T29.3-1-80 out of T29.3-1-99

This conveyance is subject to any and all existing reservations, easements, rights-of-way, zoning ordinances and restrictions or protective covenants that may appear (CONTINUED ON BACK) 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, successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs, successors and assigns against the grantor(s) and the grantor's(s') heirs, successors and assigns 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 17th day of October 1980

SIGNED, sealed and delivered in the presence of:

S. Gray Walsh
Mason K. Williams

Jerry M. Bruce (SEAL)
Jerry M. Bruce (SEAL)

_____ (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 deed and that (s)he, with other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of October 1980.

S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Mason K. Williams

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, 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 17th day of October 1980.
S. Gray Walsh (SEAL)
Notary Public for South Carolina
My commission expires: 6/15/89

Jocelyn Bruce

RECORDED this _____ day of _____ 19____, at _____ M., No. _____

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