

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that I (we) KENNETH SHEPHERD

in consideration of the sum of One and no/100 (\$1.00), love and affection----- DOLLARS,

to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s) the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said JAMES SAMUEL COX, his heirs and assigns forever:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, Austin Township, being known and designated as Tract No. 3 of the Berry Garrett Estate according to a survey and plat of same made by W. J. Riddle, Surveyor, dated April 24, 1938, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on line of W. J. Wood land and running thence along this line N 47-30 E 504 feet to B.O.; thence continuing along the Wood line N 3-30 E 421 feet to B.O.; thence along line of St. S. Wood S 47-20 W 792 feet to a WO; thence S 39-13 E 292 feet to an iron pin at the beginning corner; and containing 4.3 acres, more or less.

This being the same property conveyed to the Grantor herein by deed of W. H. Alford, dated February 2, 1979, and recorded February 22, 1979, in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1097, at page 246.

16 (115) 559.1-1-16.1

This conveyance is made subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictions or protective covenants that may appear of record on the recorded plat(s) or on the premises.

Grantee's Address: *Rt 2, Box 477, Sandy SC 29640*

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 *16th* day of *August*, 19 *82*
SIGNED, sealed and delivered in the presence of: _____ (SEAL)
Virginia C. Kelton _____ (SEAL)
Kenneth Shepherd _____ (SEAL)
_____ (SEAL)

STATE OF SOUTH CAROLINA }
COUNTY OF _____ } 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 *16th* day of *August* 19 *82*
Virginia C. Kelton (SEAL) _____
Notary Public for South Carolina.
My commission expires: *June 6, 1990*

STATE OF SOUTH CAROLINA }
COUNTY OF _____ } 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 _____ day of _____ 19 _____

Notary Public for South Carolina. (SEAL)
My commission expires: _____
RECORDED AUG 17 1982 at 4:25 P.M. 1011

4328 RV.2