

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Grantee's Address:
36 Friartuck Road
Greenville, S. C. 29607

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KNOW ALL MEN BY THESE PRESENTS, that

WILBUR BENARD SIMMONS, JR.

in consideration of Fifty-Eight Thousand Five Hundred and no/100 (\$58,500.00) Dollars,

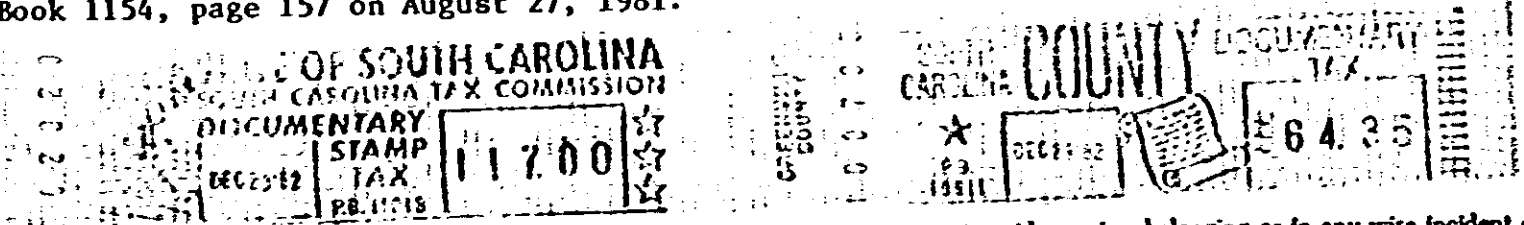
the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto Karl B. Manning and Irma M. Manning, their heirs, successors and assigns:

ALL that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, City of Greenville, at the northwestern corner of Don Drive and Friartuck Road, being known and designated as Lot 45 on a plat of SHERWOOD FOREST, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book GG, at pages 70 and 71 as shown on a more recent plat prepared by C. O. Riddle, dated September 29, 1981, entitled "Survey for Wilbur Benard Simmons, Jr.", and having according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Friartuck Road at the joint front corner of Lots 46 and 45 and running thence along the said Road, S 28-20 E 40.2 feet to an iron pin; thence continuing along said Road, S 32-19 E 85 feet to an iron pin at the intersection of Friartuck Road and Don Drive; thence with the said intersection S 12-41 W 35.3 feet to an iron pin on Don Drive; thence along said Don Drive S 57-41 W 75 feet to an iron pin at the joint front corner of Lots 45 and 44; thence with the said joint line, N 32-19 W 150 feet to an iron pin; thence with the joint line of Lots 46 and 45, N 57-41 E 102.7 feet to an iron pin on Friartuck Road, being the point of beginning.

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. (15)-500-266-1-110

This being the same property conveyed unto the grantor and Kevin George Whitaker by deed of Ron Cantrell, dated April 10, 1981, recorded April 10, 1981, in Deed Book 1146, page 32. See also deed of Kevin George Whitaker unto the grantor herein, recorded in Deed Book 1154, page 157 on August 27, 1981.



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 23 day of December, 19 82

SIGNED, sealed and delivered in the presence of:

Wilbur Benard Simmons, Jr. (SEAL)
Wilbur Benard Simmons, Jr. (SEAL)

Eugene Perry Edwards
Eugene Perry Edwards (SEAL)
Jane M. Smith
Jane M. Smith (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 23 day of December 19 82

Eugene Perry Edwards (SEAL)
Notary Public for South Carolina.
Eugene Perry Edwards
My Commission Expires 16 1984

Jane M. Smith
Jane M. Smith (SEAL)

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 day of December 23 19 82

Carolyn Landrum Simmons
Carolyn Landrum Simmons (SEAL)

Eugene Perry Edwards (SEAL)
Notary Public for South Carolina.
Eugene Perry Edwards
My Commission Expires 16 1984

15374

RECORDED this DEC 23 1982 at 1:57 P. M., No.