

Grantee address: Rt 5, Maria Louisa Lane, Greenville, SC, 29609

VL1217-LE 73

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that FRED STATON and WANDA B. STATON

in consideration of Sixty-five Thousand and 00/100----- (\$65,000.00)----- 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 RAMON MARTINEZ, JR. and DEBBIE STATON MARTINEZ, theirs heirs and assigns:

ALL that certain piece, parcel, or lot of land in the County of Greenville, State of South Carolina, on the easterly side of Maria Louisa Lane, being shown and designated as Lot No. 2, on plat of Property of C. B. Jones, prepared by C. O. Riddle, RLS, October, 1966, and according to a more recent survey entitled "Property of Ramon Martinez, Jr., and Debbie Staton Martinez", having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Maria Louisa Lane, joint front corner of Lots Nos. 1 and 2, and running thence with the joint lines of said lots, S. 75-36 E. 172.4 feet to an iron pin; running thence S. 23-06 W. 101.4 feet to an iron pin, joint rear corner of Lots Nos. 2 and 3; running thence with the joint lines of said lots, N. 75-36 W. 155.4 feet to an iron pin on the easterly side of Maria Louisa Lane; running thence with the easterly side of Maria Louisa Lane, N. 8-35 E. 17 feet to an iron pin; thence continuing with the easterly side of Maria Louisa Lane, N. 14-24 E. 83.3 feet to the point of BEGINNING.

THE within conveyance is subject to restrictions of record, and is also subject to utility easements and rights-of-way of record or on the ground, along with top fees and zoning regulations.

THIS being the same property conveyed to the Grantors herein by deed of Clarence B. Jones dated November 18, 1971 and recorded in the R.M.C. Office for Greenville County in Deed Book 931 at Page 381 on December 10, 1971.

RECEIVED DEED CLERK'S OFFICE
GREENVILLE COUNTY
JUL 13 1984
STAMP 130 00

GREENVILLE COUNTY
1 3 0 9 8
SOUTH CAROLINA COUNTY DOCUMENTARY TAX
★ JUL 13 1984
PB 1981
71.50

12-277-P25-3-10.3

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 12th day of July, 19 84.
SIGNED, sealed and delivered in the presence of:
Patricia A Barber (SEAL)
Fred Staton (SEAL)
Wanda B. Staton (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 12th day of July 19 84
Patricia A Barber (SEAL)
Notary Public for South Carolina.
My commission expires 10/2/91

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 12th day of July 19 84
Wanda B. Staton
Notary Public for South Carolina.
My commission expires 10/2/91

RECORDED this JUL 13 1984 10 at 11:44 A.M., No. 1456

1217-LE 73

7328 (W. 2)