

TITLE TO REAL ESTATE prepared by FRED N. McDONALD, Attorney at Law

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

KNOWN ALL MEN BY THESE PRESENTS, that We, CHARLES E. WACHTER AND ALICE M. M. WACHTER,

in consideration of ONE HUNDRED THIRTY-NINE THOUSAND TWO HUNDRED FIFTY & NO/100-Dollars, (\$139,250.00)

the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto J. DOUGLAS O'NEILL AND FRANCES R. O'NEILL, their heirs and assigns, forever:

ALL that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being on the northerly side of Creekside Court, near the City of Greenville, South Carolina, being known and designated as Lot 431 on plat entitled "Map Three, Section Two, Sugar Creek" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-X at Page 2, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northerly side of Creekside Court, said pin being the joint front corner of Lots 430 and 431 and running thence with the common line of said lots, N. 19-57 E. 157.32 feet to an iron pin at the joint rear corner of Lots 430 and 431; thence N. 72-02 W. 138.36 feet to an iron pin at the joint rear corner of Lots 431 and 432; thence S. 0-15-24 W. 164.97 feet to an iron pin on the northerly side of Creekside Court; thence with the northerly side of Creekside Court, S. 79-50-20 E. 17.20 feet to an iron pin; thence continuing with said Court, S. 69-56 E. 65.73 feet to an iron pin, the point of beginning.

This being the same property conveyed to Grantors by deed from M. G. Proffitt, Inc., dated October 8, 1981, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 1156 at Page 511 on October 9, 1981.

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.

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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 24th day of August, 19 84.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

Charles E. Wachter (SEAL)
Charles E. Wachter (SEAL)
Alice M. M. Wachter (SEAL)
Alice M. M. Wachter (SEAL)

STATE OF SOUTH CAROLINA }
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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 24th day of August, 19 84.

Fred N. McDonald (SEAL)
Notary Public for South Carolina
My commission expires: 10/29/90

[Signature]

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 19 day of _____ 19 ____ at _____ M., No. _____ (SEAL)
Notary Public for South Carolina.
My commission expires: _____

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

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