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TITLE TO REAL ESTATE - Prepared by WILLIAM D. RICHARDSON, Attorney at Law, Greenville, S. C.

OLLIE FARNSWORTH  
R. M. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

KNOW ALL MEN BY THESE PRESENTS, that WE, Charles David Coggins and Sue H. Coggins,

in consideration of One Dollar and Correction

x ~~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 R. A. Spears, His Heirs and Assigns Forever:

All that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 10 as shown on a plat of Maple Acres of record in the Office of the RMC for Greenville County in Plat Book FF, Page 111, and having, according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Southern side of Chastain Drive, joint front corner of Lots 9 and 10, running thence up the joint line of said lots, N. 22 E. 151 feet to a point at the joint rear corner of said lots; running thence down the rear line of Lot 10, S. 68 E. 147 feet to a point in the center of Langston Creek (iron pin offset 18 feet); running thence down the center of Langston Creek, S. 28-03 W. 181.3 feet to a point; running thence N. 61-17 W. 35 feet to an iron pin on Chastain Drive; thence around the curve of Chastain Drive, the chords of which are N. 1-37 W. 27.2 feet to an iron pin; N. 40-46 W. 40 feet to an iron pin; N. 89-06 W. 50 feet to the beginning corner.

This deed is executed to correct the description in that certain deed between the parties hereto dated October 27, 1958, of record in the Office of the RMC for Greenville County in Deed Book 609, Page 155.

This conveyance is made subject to all easements, restrictions and rights-of-way which may affect the property hereinabove described.

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 25th day of June 1971

SIGNED, sealed and delivered in the presence of:

Charles David Coggins (SEAL)  
Sue H. Coggins (SEAL)  
[Signature] (SEAL)  
[Signature] (SEAL)

STATE OF SOUTH CAROLINA } PROBATE  
COUNTY OF Greenville }

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 25th day of June 1971

[Signature] (SEAL)  
Notary Public for South Carolina. 1-28-79  
[Signature]

STATE OF SOUTH CAROLINA } RENUNCIATION OF DOWER  
COUNTY OF Greenville }

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

25th day of June 1971

[Signature] (SEAL)  
Notary Public for South Carolina. 1-28-79

Sue H. Coggins  
Wife

RECORDED this 25th day of June 1971, at 12:34 P. M., No. #220

Deed Recorded July 2nd, 1971

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