

FILED
GREENVILLE CO. S.
SEP 26 1973

Prepared by WYCHE, BURGESS, FREEMAN & PARHAM, P. A., Attorneys at Law, Greenville, S.C. 984 PAGE 799

State of South Carolina
GREENVILLE COUNTY

TITLE TO REAL ESTATE

Know All Men by These Presents:

That JOHN F. TUCKWILLER and SAMUEL R. TUCKWILLER, hereafter referred to as Grantor, in consideration of the sum of Exchange of property valued at \$110,000.00 DOLLARS, paid to Grantor by MARGUERITE T. RAMAGE, hereafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee

ALL That piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract 1 as is more fully shown on a survey for Breazeale Estate according to a plat thereof prepared by Piedmont Engineers & Architects, dated June 14, 1971, revised June 23, 1971, revised September 14, 1971, and revised September 23, 1971, and containing 10.85 acres and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING At an iron pin on the eastern side of Old Augusta Road at the corner of Elizabeth Boyles Subdivision and running thence with the eastern side of Old Augusta Road, the southern side of Lord Fairfax Drive and the southern and eastern side of Fleetwood Drive, the following courses and distances, to-wit: N. 4-08 W. 105.05 feet; N. 8-43 W. 97.0 feet; N. 14-05 W. 96.65 feet; N. 20-51 W. 96.9 feet; N. 28-44 W. 104.62 feet; N. 13-33 E. 36.9 feet; N. 57-11 E. 100.0 feet; N. 57-11 E. 90.0 feet; N. 56-58 E. 90.2 feet; S. 79-55 E. 59.85 feet; S. 28-09 E. 100.0 feet; S. 28-09 E. 72.1 feet; S. 38-31 E. 23.0 feet; S. 44-02 E. 89.9 feet; S. 64-52 E. 84.9 feet; S. 87-30 E. 80.0 feet; N. 74-28 E. 80.05 feet; N. 68-43 E. 95.0 feet; N. 68-43 E. 95.0 feet; N. 68-46 E. 95.0 feet; N. 68-46 E. 95.0 feet; N. 66-24 E. 85.1 feet; N. 47-59 E. 80.0 feet; N. 35-15 E. 66.4 feet; N. 16-08 E. 99.57 feet; N. 10-01 E. 58.70 feet; N. 10-09 E. 6.85 feet to an iron pin; running thence along the line of Tract 2, N. 86-33 E. 221.55 feet to an iron pin; running thence S. 20-48 E. 317.27 feet to an iron pin at the corner of property of Elizabeth Boyles Subdivision; running thence along line of said property S. 69-12 W. 1569.88 feet to the point of beginning. — 155 - 389 - 6 - 16.1

This is the same property to Grantors herein by deed recorded in Deed Book _____, Page _____, RMC Office for Greenville County.

This conveyance is subject to all restrictions and rights-of-way, if any, appearing of record.

TOGETHER with all and Singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining;
TO HAVE AND TO HOLD all and singular the said premises before mentioned unto the Grantor and Grantee's Heirs/Successors and Assigns forever.
AND Grantor does hereby bind Grantor and Grantor's Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's Heirs/Successors and Assigns against Grantor and Grantor's Heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 7th day of September 1973.

Signed, Sealed and Delivered in the Presence of

Henry E. Niffe
Frank E. Jones

John F. Tuckwiller (Seal)
John F. Tuckwiller (Seal)
Samuel R. Tuckwiller (Seal)
Samuel R. Tuckwiller (Seal)
Grantor

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

Personally appeared before me the undersigned witness and made oath that he saw Grantor sign, seal and as Grantor's act and deed deliver the written deed and that said witness together with the other witness whose name is also above subscribed witnessed the execution of the within deed by Grantor.

Sworn to before me this 7th day of September 1973.
Henry E. Niffe (Seal)
Notary Public for South Carolina.
My Commission expires: 10/19/80.

STATE OF WEST VIRGINIA
GREENSBORO COUNTY

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify that Joan Tuckwiller, wife of John F. Tuckwiller, did declare that she does freely, voluntarily, and without any compulsion, threat or fear of any person or persons whatsoever, renounce, release, and forever relinquish unto Grantor and Grantee's Heirs/Successors and Assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the premises above described.

GIVEN under my hand and seal this 7th day of September 1973.
Joan M. Tuckwiller (Seal)
Joan Tuckwiller
Notary Public for West Virginia.
My Commission expires: 10/19/80.
Received this 7th day of September 1973, at _____, M. No. _____

Additional Dower Renunciation on reverse.

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