

GREENVILLE CO. S. C.

TITLE TO REAL ESTATE—Prepared by Kendrick, Stephenson & Johnson, Attorneys at Law, Greenville, S. C.

Vol 1066 p. 274

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DONNIE S. TANKERSLEY
R.H.C.

KNOW ALL MEN BY THESE PRESENTS, that we, CHARLES J. McFARLANE and MILDRED S. McFARLANE

in consideration of THIRTY THOUSAND FIVE HUNDRED and NO/100 (\$30,500.00) - - - - - 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 JAMES E. COOPER and SANDRA A. COOPER, their heirs and assigns forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northerly side of Swanson Court, in the City of Greenville, South Carolina, being known and designated as Lot No. 11 on plat of subdivision entitled "Swanson Court" as shown on revised plat thereof, prepared by C. C. Jones, Civil Engineer, November 1, 1962, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book YY at page 91, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Swanson Court, said pin being the joint front corner of Lots 10 and 11, and running thence with the common line of said Lots N 27-55 E 138 feet to an iron pin on bank of Richland Creek; thence continuing along same course N 27-55 E 12 feet, plus or minus, to a point in the center of Richland Creek; thence along the center of said Creek a traverse line being N 48-41 W 87.7 feet to a point in center of said Creek, the joint rear corner of Lots 11 and 12; thence with the common line of said Lots S 31-15 W 12 feet, more or less, to an iron pin on the bank of Richland Creek; thence continuing with the common line of said Lots S 31-15 W 147 feet to an iron pin on the northerly side of Swanson Court; thence along the northerly side of Swanson Court S 56-00 E 95 feet to an iron pin, the point of beginning.

This conveyance is subject to a 5 foot drainage easement across rear and side lot lines, a 20 foot drainage easement along Creek, and all restrictions, setback lines, roadways, easements and rights of way, if any, affecting the above described property.

For deed into grantors see Deed Book 850, page 257.

GRANTEES TO PAY 1974 TAXES.



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)' heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(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)' 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 5th day of September 19 74

Charles J. McFarlane (SEAL)

Mildred S. McFarlane (SEAL)

SIGNED, sealed and delivered in the presence of:

Elizabeth M. Fuld (SEAL)

W. Wayne Johnson (SEAL) 3355

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the under-signed 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 the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 5th day of September 1974

W. Wayne Johnson (SEAL)
Notary Public for South Carolina
My commission expires: 11/19/79

Elizabeth M. Fuld

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)' 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

5th day of September 19 74
W. Wayne Johnson (SEAL)

Mildred S. McFarlane

Notary Public for South Carolina
My commission expires: 11/19/79

RECORDED this day of SEP 5 1974 at 11:48 A. M., No. 6439

520

4328 RV-2