

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TITLE TO REAL ESTATE

1072-322

KNOW ALL MEN BY THESE PRESENTS, that we, William E. Cooper, Jr. and Carolyn R. Cooper

in consideration of Eighty-Two Thousand Five Hundred and No/100-----(\$82,500.00)-----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 P. Pearson, Jr. and Judith D. Pearson, 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 southeasterly side of White Water Court, near the City
of Greenville, being known and designated as Lot No. 177 on a plat entitled "Map No. 2,
Section 1, Sugar Creek" as recorded in the RMC Office for Greenville County in Plat Book
4-R at Page 85, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeasterly side of White Water Court, said pin being
the joint front corner of Lots 117 and 178 and running thence along the common line of
said Lots, S.32-18-13 E. 137.51 feet to an iron pin, joint rear corner of Lots 177 and
178; turning and running thence S.61-17-15 W. 106.89 feet to an iron pin, joint rear
corner of Lots 176 and 177; running thence along the common line of said Lots, N.29-24-40 W.
133.03 feet to an iron pin on the southeasterly side of White Water Court, said pin being
the joint front corner of Lots 176 and 177; running thence along the southeasterly side
of said Court, N.59-08-33 E. 81.21 feet to an iron pin; thence continuing along said
Court, N.57-41-47 E. 18.79 feet to an iron pin, the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances,
easements and rights-of-way appearing on the property and/or of record, particularly those
certain restrictions recorded in the RMC Office for Greenville County in Deed Book 1021
at Page 445, and also including a 5-foot drainage and utility easement along each side
of all side and rear lot lines.

100-534.3-1-30

THIS is the same property as that conveyed to the Grantors herein by deed from M. G.
Proffitt, Inc. recorded in the RMC Office for Greenville County in Deed Book 1049 at
Page 289 on January 7, 1977.

THE mailing address of the Grantees herein is 203 White Water Court, Greer, South
Carolina 29651.

Together with all and singular the rights, members, tenements and appurtenances to said premises belonging or in any wise incident or ap-
pertaining to have and to hold all and singular the premises before mentioned unto the grantees(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 per-
son whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s)' hand(s) and seal(s) the 20th day of January 19 78.

SIGNED, sealed and delivered in the presence of

William E. Cooper, Jr. (SEAL)
William E. Cooper, Jr.

Kathy H. Buning
Kathy H. Buning

Carolyn R. Cooper (SEAL)
Carolyn R. Cooper (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 20th day of January 19 78.

Notary Public for South Carolina

My Commission expires 4/7/79.

(SEAL)

Kathy H. Buning

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 whomso-
ever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s)' heirs or successors and assigns, all her interest and es-
tate, 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

20th day of January 19 78.

Notary Public for South Carolina

My commission expires 4/7/79.

(SEAL)

Carolyn R. Cooper
Carolyn R. Cooper

RECORDED this day of JAN 20 1978.

3:40 P.M.

4328 RV.2.1