

17 Crystal Avenue, Greenville, S. C.  
TITLE TO REAL ESTATE - Griffin & Howard, 111 Patton Street, Greenville, S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

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VOL 1037 PAGE 388

KNOW ALL MEN BY THESE PRESENTS, that LEWIS CROSS

in consideration of Eighteen Thousand Five Hundred (\$18,500.00) ----- 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 Dorothy L. Ferguson and Bobbie Ann Ferguson, their heirs and assigns, the following described property, to wit:

All those certain pieces, parcels or lots of land in Greenville Township, Greenville County, South Carolina, known and designated as Lots No. 67, 66 and 65, and the Eastern two (2') feet of Lot No. 64, on a plat of Augusta Terrace made by Dalton and Neves, Engineers, in March, 1930, recorded in the RYC Office for said County and State in Plat Book "G" at Page 265, and, according to said plat, having the following metes and bounds, to wit:

Beginning at an iron pin on the Southern side of Crystal Avenue, joint northern corner of Lots No. 67 and 68, and running thence with Crystal Avenue S 60-42 W 77 feet to a point two (2') feet west of the joint Northern corner of Lots No. 64 and 65; thence S 29-18 E 200 feet to a point in rear line of Lot No. 64, which point is two (2') feet West of the joint Southern corner of Lots No. 64 and 65; thence N 60-42 E 77 feet to an iron pin, joint corner of Lots No. 67, 68, 10 and 11; thence along dividing line of Lots No. 67, and 68, N 29-18 W 200 feet to the beginning corner. — 519-211-8-37

This conveyance is subject to all restrictions, setback lines, roadways, easements and rights of way, if any, appearing of record, on the premises or on the recorded plat, which affect the property hereinabove described.

This is the same property heretofore conveyed to Lewis Cross by J. Lewis Ridgeway by deed dated June 13, 1952, and recorded June 17, 1952, in the RYC Office for Greenville County, South Carolina in Deed Book 457 at Page 496.

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 grantees, and the grantee's heirs, successors and assigns forever. And the grantor's heirs, successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantees and the grantee's heirs, successors and assigns against the grantor'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 hand and seal this 26th day of February 1979  
SIGNED, sealed and delivered in the presence of:

(2) [Signature] \_\_\_\_\_ SEAL  
(3) [Signature] \_\_\_\_\_ SEAL  
\_\_\_\_\_  
\_\_\_\_\_ SEAL

STATE OF ~~SOUTH CAROLINA~~ COLORADO PROBATE  
COUNTY OF ~~GREENVILLE~~ Colorado  
Personally appeared the undersigned witness and made oath that s/he saw the within named grantor sign, seal and as the grantor'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 \_\_\_\_\_ day of February 1979  
[Signature] \_\_\_\_\_ SEAL  
Notary Public for ~~South Carolina~~ Colorado  
My commission expires \_\_\_\_\_

STATE OF ~~SOUTH CAROLINA~~ COLORADO RENUNCIATION OF DOWER  
COUNTY OF ~~GREENVILLE~~ Colorado  
I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (widow) of the above named grantor respectively, did this day appear before me, and each upon being personally and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, threat or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor and the grantee'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 \_\_\_\_\_ day of \_\_\_\_\_ 1979  
[Signature] \_\_\_\_\_ SEAL  
Notary Public for ~~South Carolina~~ Colorado  
My commission expires \_\_\_\_\_

RECORDED on \_\_\_\_\_ day of FEB 26 1979 at 9:21 A.M. 1979

THIS IS ALL

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GREENVILLE COUNTY  
STATE OF SOUTH CAROLINA  
RECORDS  
20.35

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